



**Plan and Zoning Commission**  
**6:00 p.m. Tuesday, September 3, 2024**  
**Village of Mahomet - Administrative Office**

**AGENDA**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT:** The Commission welcomes your input on any matter not on the agenda during the public comment portion of the meeting. If you wish to participate in the public comment portion of the meeting, you must attend in person at the Village Administration Building, sign the attendance/oath sheet, and state your legal name for the public record. Public comment is accepted for a maximum of 30 minutes at each meeting. There is a five (5) minute time limit for your remarks. The Chairperson reserves the right to shorten the five-minute limit for any reason to progress through the agenda, or if there are several individuals wishing to speak. Please be aware that the Public Body is not required to respond to your remarks during their meeting.
- 4. MINUTES:** April 2, 2024
- 5. RESOLUTION(S) and MOTION(S) (TO BE ACTED UPON):**  
MAP2024-03: HARVEST EDGE SUBDIVISION (PRELIMINARY PLAT – PHASES 2-5)  
A RESOLUTION CONCERNING A PRELIMINARY PLAT FOR HARVEST EDGE SUBDIVISION ON 42.31± ACRES OF LAND LOCATED ON THE SOUTH SIDE OF SOUTH MAHOMET ROAD APPROXIMATELY 150 FEET EAST OF LITTLEFIELD LANE AND SOUTH MAHOMET ROAD INTERSECTION, COMMONLY KNOWN AS THE UNDEVELOPED PORTION OF HARVEST EDGE SUBDIVISION
- 6. COMMISSIONER / STAFF COMMENTS:**  
  
NEXT PZC MEETING – Tuesday October 1, 2024
- 7. ADJOURN**

PLAN AND ZONING COMMISSION  
MEETING MINUTES - DRAFT  
April 2, 2024

**CALL TO ORDER:** The meeting was called to order at 6:03pm on Tuesday April 2, 2024.

**ROLL CALL:**

Members Present: Steve Briney (remote participant), Bob Buchanan, Mike Buzicky, Robert DeAtley and Philip Schaefer

Members Absent: Chad Graham and Mandi Simeone

Others Present: Village Attorney Joe Chamley, Village Administrator Patrick Brown, and Village Planner Abby Heckman.

Mr. DeAtley stated that Mr. Briney was joining the meeting remotely and has given a reason deemed appropriate by the Village. Per Village policy Mr. Briney can participate remotely so long as there is no objection from any PZC member present. Are there any objections at this time. Hearing no objections, Mr. Briney can participate remotely.

**PUBLIC COMMENT:** Mr. Buchanan asked if there were any public comments related to items that are not on the agenda. No one came forward to speak. No comments were submitted to staff in advance of the meeting.

**MINUTES:** None presented.

**PUBLIC HEARINGS:**

CU2024-01: MONAHAN FREEDY PROPERTIES, LLC

A RESOLUTION CONCERNING A CONDITIONAL USE PERMIT TO ESTABLISH MIXED USE COMMERCIAL WITH FLEXIBLE OFFICE / WAREHOUSING IN COMPLETELY ENCLOSED STRUCTURES ON 9.4± ACRES OF LAND ZONED C-2 GENERAL COMMERCIAL LOCATED ON THE SOUTH SIDE OF S. LAKE OF THE WOODS ROAD APPROXIMATELY 700 FT EAST OF SUGAR LANE, COMMONLY KNOWN AS 214 S LAKE OF THE WOODS ROAD

Mr. DeAtley read through the public hearing instructions for the audience. The public hearing was opened, and staff asked to give a summary of the case.

Joe Chamley asked Abby Heckman if she swore to tell the truth. Abby Heckman said yes.

Abby Heckman went over the staff report that was posted online with the meeting information packet.

Mr. DeAtley asked if there were any questions for staff.

Mr. Buchanan asked if the previous conditional uses would still be valid.

Joe Chamley stated previously approved Conditional Uses are no longer valid given the use was never established or is no longer operating on the property.

Mr. Briney asked if the storage of hazardous materials was allowed.

Mr. Buchanan stated paint could be considered hazardous materials.

Abby Heckman stated that she was not aware the zoning ordinance addresses the storage of hazardous materials but that state regulations and permits for those types of materials would be required.

Joe Chamley stated that state and federal regulations would apply.

Mr. Buzicky asked staff to explain the need for the conditional use.

Abby Heckman stated that a conditional use is required anytime there is a desire to have more than one principal use on a lot. The proposed four (4) new lots with new buildings would be able to have more than one principal use on each lot. This use was advertised as flex office warehousing, this was not advertised as mini-self storage, not for self-storage of personal property like some of the other requests that we have had recently. There has been one flex office warehousing conditional use permit approved off of Clark Street. The building size in that location was 10,000 square feet total. The owner has indicated they are planning to build but no building permit has been issued for that property.

Mr. Buzicky asked about the functionality of the fire lane.

Abby Heckman stated the petitioner (owner) and the owner's engineer are here and available to answer technical questions. The engineer is on the Zoom call and can answer questions.

Mr. Buzicky asked about the tree line and buffering to residential properties to the north.

Abby Heckman stated the plan indicates additional trees to be planted in areas where there aren't existing trees but the condition of the existing trees is in question. The petitioner would need to answer questions related to the buffering.

Mr. Buzicky asked what part of the drive would be the Village's and what part would be private.

Abby Heckman stated the road extended from Lake of the Woods Road through the cul-de-sac would become the Village's to maintain and the private circulation drive that comes from the cul-de-sac would be the property owner's responsibility to maintain.

Mr. DeAtley asked the petitioner to provide additional information.

Dave Monahan, owner, stated he has owned The Brush Man for 15 years and have been operating out of the Hickory Street address by Taylor Fields. We have outgrown the space and have been leasing additional space in Champaign for eight (8) years. Most of the people that work for The Brush Man live in Mahomet and they are looking for a space to expand and have an opportunity for continued growth. They plan to use building D right way and would plan to grow into building C. The other two (2) buildings would be to accommodate a need for additional flex space for other businesses. I think we are good neighbors now and will continue to be good neighbors.

Abby Heckman asked if where the tree line that is marked existing on the plan is found not to be in good shape would you be willing to establish a new tree line.

Dave Monahan stated yes. He stated the building renderings were also included to see the look of the buildings.

Mr. DeAtley asked what the height of the structures will be.

Dave Monahan stated the max height on the tallest building, building D, would be 34-36 feet for the eave height. The other three (3) buildings would be closer to a 20 foot height plus the eave height.

Abby Heckman asked what the rear of the buildings facing the residents look like.

Dave Monahan stated that there would be no openings other than fire exits and no vehicle traffic in the rear of the buildings on the residential side.

Mr. DeAtley stated that caution was needed about planting trees too close to the property line as they would encroach on the neighbor properties.

Dave Monahan stated that made sense.

Abby Heckman stated buildings C and D are shown at 25ft from the property line shared with residential. Minimum ordinance requirements would require a minimum of a 10 foot sideyard setback for the building. From the residential property line to the side of the building which faces the interior drive is approximately 98 feet to where the vehicle and material movements would be happening.

Mr. Schaefer asked where the loading dock would be.

Abby Heckman pointed to the loading areas shown on the plan provided.

Mr. Buchanan asked what buildings would be built first.

Dave Monahan stated that building construction costs would be a deciding factor, but they intend to build building D and then one other building either building C or A.

Mr. Schaefer asked regardless of what buildings you end up building, would you build the road and drive first.

Dave Monahan stated yes for access to the buildings. He asked Jill Guth to come up and speak to the development.

Jill Guth, owner and managing broker of Guth and Associates, stated she has known Dave for 5 to 7 years. During that time The Brush Man has been very successful on the west side of Mahomet. They have looked very diligently on ways to keep them in Mahomet as they are an employment source. They heard Banko was for sale, they put them together with Dave and was able to save the Banko business. If they weren't sold, they were going to close the business. Dave bought 10 acres and a business and needs to build new buildings for his company. In order to make that cash flow there was more land than what would be needed for The Brush Man and there is a need for flex warehouse space in Mahomet. This is not industrial, this is similar to what you see at the corner of Springfield and Staley, which are very attractive units. Sometimes they are offices, fitness centers, contractor services where they can park their van inside at night. Typically, it is a very lowkey use, it is not mini self-storage. Limited traffic and no outdoor storage. It is a good use for the property and Dave is very sensitive to the residential neighbors to make sure it looks attractive, and the lighting is low at night. Mahomet is missing the market for this type of use.

Mr. Buchanan stated that trash enclosures need to be shown and a shared mailbox location.

Abby Heckman stated Village rules require dumpster and other trash storage to be screened from view.

Mr. DeAtley asked if there were members of the public that would like to speak to the case.

Joe Chamley asked Dave Monahan and Jill Guth if they swore the testimony, they gave is the truth. Dave Monahan and Jill Guth said yes.

Brian Metzger, 203 Ranch Lane, stated he and his wife live directly adjacent to the site. He stated that he did not believe an appropriate buffer had been provided. He would like more in writing on what would be planted there, location size and type of plantings. He stated the previous owner planted twigs and more than half are dead, and they were planted too close to the property line. He hopes the existing trees can be cleaned up. He stated it is unfortunate that the tallest building is planned behind his house. He asked if the building height can be lowered.

Dave Monahan stated the building could not be lowered as the height is based on getting the most use out of the building footprint from a racking standpoint. There are retaining walls shown on the plans for grade purposes.

Mr. Buchanan asked if a fence would be preferred instead of or as a supplement to the landscaping.

Dave Monahan stated that he was not opposed to a fence.

Brian Metzger stated that if the back of the building is plain as indicated then a fence isn't necessary as greenery back there to break it up would be more beneficial to us.

Dave Monahan stated he wasn't sure which trees had been there and which were planted by the previous owner.

Brian Metzger stated he could meet out there to point out which trees are which.

Dave Monahan stated they may be able to plant some larger trees in that area.

Brian Metzger stated he wanted it in writing as the previous owner never followed through.

Abby Heckman stated that on the preliminary plan that was submitted it shows a retaining wall behind building D that is 3.5 feet in height, therefore the building would be at least 3.5 feet lower than the top of the retaining wall and the building would appear 3.5 feet lower.

Brian Metzger asked if the back of the building would be lit.

Dave Monahan stated the lights would be shielded for the whole site.

Brian Metzger asked about the trash.

Dave Monahan stated that depending on the size of the unit, some could just use individual trash totes but there will be a need for a screened dumpster area.

Jill Guth stated that the uses can vary, and some will likely have very little trash needs.

Brain Metzger asked about hours of operation and car lights.

Dave Monahan stated that car lights would be blocked by the buildings and the likely hours would be 8am to 10pm as they have already had inquiries about indoor batting cages.

Joe Chamley asked Bridgette Moen if she swore to tell the truth. Bridgette said yes.

Bridgette Moen, Planning Director for the Champaign County Forest Preserve District, speaking on behalf on their staff. She stated that she understands the plans provided are preliminary and there will likely be more scrutiny as this moves through the subdivision process. There is an existing dry detention basin on the property, and we see a lot of runoff from this lot into Elks Lake which is directly across the street. They have concerns as there will be significantly more impervious surface with this development and they want to make sure the proposed drainage area is appropriately sized and that the water is getting to the detention area and not shedding into Elks Lake and causing potential water quality concerns. Also if the detention area will be something other than mowed turf grass they would encourage the use of native species as to prevent invasive species from jumping over into the forest preserve. They also appreciate the notes related to dark sky lighting.

Joe Chamley asked Josiah Vaughn if he swore to tell the truth. Josiah said yes.

Josiah Vaughn, 210 S Lake of the Woods Road, stated his concern is that he has small children that play outside a lot. With the last project, when they filled the lake, they experienced a lot of dirt, dust and poor air quality. He wanted to bring that up in the hopes that this project will take better care and mitigate those issues when moving dirt. The existing tree line will not provide enough block for the head in parking toward my house. The parking spaces point into their house.

Mr. DeAtley stated that if the access road and parking spaces could be flipped then they would face the commercial building instead of the home.

Bryan Bradshaw, project engineer, stated that could possibly be done but they may want to consider a fence instead of the trees in that location.

Dave Monahan asked Josiah Vaughn if the fence would offer him an advantage over the trees.

Josiah Vaughn stated the fence would be a good way to keep the business and their backyard activities separated.

Joe Chamley asked Adam Kimball if he swore to tell the truth. Adam said yes.

Adam Kimball, 1103 Farm Lake Drive, stated he and his wife Jodie have a couple of storage developments in the area. One off of Prairieview Road with 50,000 square feet of self-storage, 10,000 of flex warehouse space allowed. They went through this process for a conditional use permit. The other is in the County with another 50,000 square feet of space there. He asked for the difference between this and self-storage.

Dave Monahan stated they would all likely have individual HVAC, bathroom and office area.

Adam Kimball stated he recommended a condition be added that the use is not for general storage and the units will have amenities in each unit. He and his wife have done feasibility studies on the storage two years ago and when the study was done it stated that Mahomet could handle 25,000 square feet of storage which was their first phase. We don't want to overload the community with storage. Has there been a feasibility study for this site.

Jill Guth stated Dave Monahan is relying on my 35 years of expertise in the community and I see a need. Typically, when someone comes calling saying they want to lease a space, they don't always want a conditioned warehouse, they are fine with it not being heated or are fine with radiant heat so I would caution requiring the space to be fully conditioned. Sometimes it isn't needed and only the office and bathroom would be conditioned.

Brain Metzger stated he wanted to make sure there was a condition related to the trees.

Mr. Buchanan stated that he understood the neighbor's concerns as the previous owner dropped the ball with the previous conditional use.

Schaefer moved to close the public hearing. Buzicky seconded the motion. ROLL CALL. 5-0. The public hearing was closed.

ZA2024-03: STEVEN W ANDERSON TRUST  
A RESOLUTION CONCERNING A REZONING FOR 4.51± ACRES OF LAND FROM R-1A SINGLE-FAMILY RESIDENTIAL TO C-3 PLANNED COMMERCIAL LOCATED ON THE WEST SIDE OF THE S DIVISION STREET (IL 47) AND FAWN DRIVE INTERSECTION, COMMONLY KNOWN AS 1405 S DIVISION STREET

Mr. DeAtley asked staff to give a summary of the case.

Joe Chamley asked Abby Heckman if she swore to tell the truth. Abby Heckman said yes.

Abby Heckman went over the staff report that was posted online with the meeting information packet.

Mr. Buchanan asked if there used to be a field entrance where the new entrance was located.

Steven Anderson stated yes, there is a large culvert that was already in place there.

Mr. DeAtley asked if there were any questions for staff.

Mr. Buzicky asked for clarification of the business operations.

Joe Chamley asked Steven Anderson if he swore to tell the truth. Steven Anderson said yes.

Steven Anderson stated they would like to add on to the existing building and put their offices in there at some point. They will need to deal with the sanitary. There is a small maintenance shop, construction equipment and a few gravel trucks and office space. They currently have an office at our home that he would like to move out to this location at some point. No other office staff at this time other than him and his wife.

Mr. Buzicky asked what would be stored in the gravel area.

Steven Anderson stated that most of their equipment is left on the job site. There are usually 4 to 5 different job sites that we would be working on at the same time. Most of the equipment is left on the sites, even in the wintertime. The gravel area would hold miscellaneous equipment. He stated concrete is shown on the drives coming in and on the site which should eliminate the dust issue. He installed a berm and six (6) foot tall fence along the front to block the view of the business activity from the road.

Mr. Buzicky asked if the neighbors were notified.

Abby Heckman stated courtesy notices were mailed to properties within 250 feet of the boundary of the property. She stated that staff felt like leaving the residence on the same property as the business would provide a buffer. The resident would be a tenant, and, in their lease, they could be clear about what is happening on the rest of the site. Staff didn't want to leave that open to where it could be subdivided off and sold separately.

Joe Chamley asked Jenny Witovich if she swore to tell the truth. Jenny stated yes.

Jenny Witovich stated she was speaking on behalf of her mother Janice Mills who is the homeowner of 1305 S Division Street which is the lot directly north. She stated that she and her husband are living with her mother to help take care of her. She stated that the Andersons have been wonderful neighbors to us and have been very considerate about keeping the dust down and like was mentioned, they put fencing and trees along the lane along the north too. She asked what the future plans are for expansion and would there be an increase in traffic.

Steven Anderson stated that there would eventually be 10 to 20 percent more traffic than what they are currently doing. They are not looking to have a lot of staff on site so I think it will be very similar to what you are seeing now. An increase would be for the office space.

Jenny Witovich asked if the increase in impervious surface would be an issue.

Abby Heckman stated that this is at the zoning level and the project is not yet at the site development level. Their next step would be a site development plan review which is not something that goes before this commission, it is staff administered. Part of the site plan review includes a stormwater review so they will have to comply with Village requirements for stormwater. I briefly spoke with our contract engineer related to the stormwater and he thought it was reasonable for the owner to modify the existing basin in order to be able to accept any additional stormwater runoff. Staff would make sure that the outlet for the basin was sized appropriately and the basin was sized to take the additional runoff from the concrete.

Mr. DeAtley stated that the Mills property was approximately ten (10) feet higher than the Anderson property and the water flows to the south not toward the Mills property.

Mr. Briney asked if there will be fuel or petroleum storage tanks on the site.

Steven Anderson stated they have a 1,000 gallon diesel tank and it is contained in a concrete retention area that has a pit and emergency way to remove that through the pit.

Mr. DeAtley stated those types of systems are allowed by law so that the fuel doesn't contaminate the property.

Buchanan moved to close the public hearing. Schaefer seconded the motion. ROLL CALL. 5-0. The public hearing was closed.

**RESOLUTIONS and MOTIONS (TO BE ACTED UPON):**

CU2024-01: MONAHAN FREEDY PROPERTIES, LLC

A RESOLUTION CONCERNING A CONDITIONAL USE PERMIT TO ESTABLISH MIXED USE COMMERCIAL WITH FLEXIBLE OFFICE / WAREHOUSING IN COMPLETELY ENCLOSED STRUCTURES ON 9.4± ACRES OF LAND ZONED C-2 GENERAL COMMERCIAL LOCATED ON THE SOUTH SIDE OF S. LAKE OF THE WOODS ROAD APPROXIMATELY 700 FT EAST OF SUGAR LANE, COMMONLY KNOWN AS 214 S LAKE OF THE WOODS ROAD

Mr. Buzicky stated he wanted to discuss trees, fence, lights and the storage definition.

Abby Heckman stated part of the staff recommendation, number two (2) on the memo and the resolution talks about site landscaping. There is a Sangamon Valley Public Water District easement shown on the plans and staff wanted to build in flexibility to allow a fence or the trees in the area of that particular easement because we are not a level yet where Sangamon Valley has given us any comments related to the easement. Staff were already anticipating the need to possibly substitute trees for fencing in that location.

The Commission and staff discussed fence buffering and landscaping.

Mr. Buzicky asked if there were no existing trees behind building D.

Brian Metzger stated there are some existing trees.

Mr. DeAtley stated there are some nice trees and some that are dead or not in good shape.

The Commission, staff and the applicant discussed fence buffering, landscaping, site layout and storage.

The Commission, staff and Village Attorney discussed language for conditions.

Abby Heckman asked the applicant if the intention was to have the units run from the front to the back of the building or were you planning to have a center wall with units on both sides.

Jill Guth stated that the whole point of flex office is that you build a building and run plumbing and have a gravel floor. Once the spaces are leased, they will determine where the demising walls go and whether they want bathrooms or other features inside. It is all based on who comes to the table.

Mr. Schaefer stated the units should be subbed out for water and sanitary so that the units have the option to connect.

Abby Heckman stated the petitioner has stated they have no intension to install lighting other than what is installed on the buildings. If the Commission feels that is something important then it should be a condition as the zoning rules would allow post lights. Shielded lighting is required by the zoning ordinance. A street light will likely be required at the intersection with Lake of the Woods Road for safety purposes but that is street lighting not private property lighting.

Joe Chamley stated he has heard the conditions as follows: Number one (1): Plant and maintain appropriate tree screening along the entire length of the northeast property line with the plan approved by staff. Number two (2): Fence screening at the north corner adjacent to 210 S Lake of the Woods Road. I have also heard no outdoor storage.

Mr. DeAtley asked if the Commission agreed with the conditions presented by Joe Chamley.

Abby Heckman suggested that no mini self-storage be allowed. I don't think it would hurt to restate it.

The Commission, staff and the applicant discussed the mini self-storage use.

Mr. Buchanan asked if Village Ordinances would prohibit anyone from living in these units, such as living in a motorhome that is stored there.

Abby Heckman stated living in the units would not be allowed by ordinance.

Mr. DeAtley read through the findings of fact. The Commission discussed the findings of fact.

Mr. Schaefer stated he wanted to thank the owner for working with the neighbors.

Buchanan moved to recommend granting CU2024-01 with the findings of fact as stated. Schaefer seconded the motion. ROLL CALL. 5-0. Motion Passed.

**BE IT THEREFORE RESOLVED** this 2<sup>nd</sup> day of April, 2024 by the Plan and Zoning Commission of the Village of Mahomet that:

- A. The Plan and Zoning Commission does hereby recommend the Board of Trustees **GRANT** the requested Conditional Use Permit for a mixed use commercial development with flexible office / warehousing in completely enclosed structures at the above described property.
- B. The Plan and Zoning Commission does hereby further state that the conditional use shall be subject to the following conditions:
  1. Site development must substantially comply with the Conditional Use Site Plan as presented to the PZC and attached as exhibit A.
  2. Site landscaping must substantially comply with the landscaping as shown on Conditional Use Site Plan (exhibit A) with the option to install an 8 ft privacy fence in the area of the easement along the north and east boundary of the parking area for building "C" instead of the trees as shown. Plant and maintain tree screening along the entire length of the northeast property line. Landscaping and screening plan to be approved by Village staff.
  3. Only exterior lighting fixtures that are full cut-off / fully shielded which minimizes skyglow, glare and light trespass shall be permitted.
  4. A shared user monument style sign of up to 75 square feet in area and a maximum of 6 ft in height may be located on lot 101. If a shared user sign is located on lot 101 then no other freestanding signage shall be allowed on lot 101. One (1) shared user sign of up to 50 sq ft may be located on both lots 103 and 105 or as an alternative to shared freestanding signage, one (1) shared user wall sign may be located on the north face of building "B". No individual freestanding signage shall be permitted when there is an existing shared user freestanding sign on the same lot.

5. The site must obtain Site Development Plan approval prior to the start of any site construction and be fully compliant prior to any new building permit application or occupancy permit application.
  6. Subdivision construction plan and final plat approval must be obtained and the plat must be recorded prior to the issuance of an occupancy for any new building on the site.
  7. All portions of the site shall be located within 300 feet of a fire hydrant.
  8. All activities must be carried out in accordance with the appropriate Village, State, and Federal permits and rules and regulations. Any conflicts between the permit applications and the Site Plan must be resolved with the appropriate agencies.
  9. The site must comply with all applicable provisions of the Zoning Ordinance.
  10. Privacy fence screening must be installed and maintained by the owner / developer along the north and east property lines adjacent to 210 S Lake of the Woods Road.
  11. No outdoor storage of materials shall be permitted.
  12. No mini-self storage uses shall be permitted.
- C. The Plan and Zoning Commission does hereby confirm the following findings of fact regarding the requested Conditional Use Permit:
- a. The establishment, maintenance, or operation of the Conditional Use **WILL NOT** be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
  - b. The conditional use **WILL** be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property values within the neighborhood;
  - c. The establishment of the conditional use **WILL NOT** impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
  - d. Adequate utilities, access roads, drainage, and/or other necessary facilities **WILL** be provided;
  - e. The conditional use **DOES** in all other respects conform to the applicable regulations of the district in which it is located;
  - f. There **IS** a public necessity for the conditional use at this site;
  - g. The proposed conditional use **DOES** conform with the intent of the Village Comprehensive Plan.
  - h. The proposed conditional use **WILL** be compatible with the established land use pattern in the vicinity.
  - i. The site **IS** suitable for the proposed conditional use.
  - j. The proposed conditional use **WILL NOT** significantly adversely impact existing traffic patterns.
  - k. Adequate facilities for municipal water supply and wastewater disposal **ARE** available for the site.
  - l. Adequate provisions for stormwater drainage **ARE** available for the site.
  - m. The proposed conditional use **WILL NOT** adversely impact police protection, fire protection, schools, or public facilities.
  - n. The proposed conditional use **WILL NOT** conflict with existing public commitments for planned public improvements.
  - o. The proposed conditional use **WILL NOT** preserve the essential character of the neighborhood in which it is located.
  - p. The proposed conditional use **WILL NOT** alter the population density pattern and **WILL NOT** adversely impact public facilities.
  - q. The proposed conditional use **WILL** result in private investment that will be beneficial to the proper development of the community.
- D. The approval recommended above shall be subject to the fulfillment of the conditions set forth in Item B above. In the event that these conditions are not fulfilled, the Conditional Use Permit may become void and

no occupancy permit for the project may be issued, or the occupancy permit previously issued may be revoked.

ZA2024-03: STEVEN W ANDERSON TRUST

A RESOLUTION CONCERNING A REZONING FOR 4.51± ACRES OF LAND FROM R-1A SINGLE-FAMILY RESIDENTIAL TO C-3 PLANNED COMMERCIAL LOCATED ON THE WEST SIDE OF THE S DIVISION STREET (IL 47) AND FAWN DRIVE INTERSECTION, COMMONLY KNOWN AS 1405 S DIVISION STREET

Mr. DeAltey asked if there was additional discussion on the case.

Mr. Buzicky wanted to make sure there was only the intention to store equipment from one (1) business.

The Commission and staff discussed sidewalks. The Commission stated they were comfortable with striking the sidewalk requirement, number 3 in the draft resolution.

Mr. DeAtley went through the draft resolution findings of fact.

Buchanan moved to recommend granting ZA2024-03 with the findings of fact as stated. Buzicky seconded the motion. ROLL CALL. 5-0. Motion Passed.

**BE IT THEREFORE RESOLVED** this 2<sup>nd</sup> day of April, 2024 by the Plan and Zoning Commission of the Village of Mahomet that:

- A. The Plan and Zoning Commission does hereby recommend that the following requirements be established for the C-3 zoning district at this location:
  1. Substantial compliance with the Site Plan for the property as prepared by Precision Engineering Group as presented to the PZC and attached hereto as Exhibit A.
  2. Establishment of the Permissive and Conditional Uses as set forth on the Allowable Uses for Steven W Anderson Trust Commercial Site as presented to the PZC and attached hereto as Exhibit B.
  3. Determination by the Village Engineer of feasibility of extension of sanitary sewers to the site. If the Village Engineer determines extension is not feasible, a septic system which appropriately permitted must be installed to accommodate the business activity.
  4. Determination by the Village Engineer of feasibility of extension of watermain to the site. If the Village Engineer determines extension of watermain is not feasible then a service connection which is permitted by the Village must be installed to accommodate the business activity.
  
- B. The Plan and Zoning Commission does hereby further set forth the following findings of fact concerning the requested zoning amendment:
  1. The procedural requirements for zoning establishment or amendment **HAVE** been met.
  2. The proposed zoning **DOES** conform with the intent of the Village Comprehensive Plan.
  3. The proposed zoning **IS** consistent with the proposed use of the site.
  4. The proposed zoning **WILL** be compatible with the established land use pattern in the vicinity.
  5. The proposed zoning **DOES NOT** create an isolated, unrelated zoning district.
  6. The site **IS** suitable for the uses allowed in the proposed zoning district.
  7. The proposed zoning **WILL** be consistent with the health, safety and general welfare of the public.
  8. Major land uses in the neighborhood **HAVE** changed since zoning was applied to this site.

9. The proposed zoning **IS** consistent with the existing zoning designations in the surrounding area.
  10. The proposed zoning **WILL NOT** be contrary to the original purpose and intent of the Zoning Ordinance.
  11. The proposed zoning **WILL NOT** be injurious to the use and enjoyment of adjacent properties.
  12. The proposed zoning **WILL** promote the orderly development of the site and surrounding properties.
  13. The proposed zoning **WILL NOT** significantly adversely impact existing traffic patterns.
  14. Adequate facilities for municipal water supply **IS** available for the site.
  15. Adequate provisions for stormwater drainage **ARE** available for this site.
  16. The proposed zoning **WILL NOT** adversely impact police protection or fire protection.
  17. The proposed zoning **WILL NOT** significantly adversely impact schools or other public facilities.
  18. The proposed zoning **WILL NOT** conflict with existing public commitments for planned public improvements.
  19. The proposed zoning **WILL NOT** adversely influence living conditions in the immediate vicinity.
  20. The proposed zoning **WILL** preserve the essential character of the neighborhood in which it is located.
  21. The proposed change **WILL NOT** significantly alter the population density pattern.
  22. The value of adjacent property **WILL NOT** be diminished by the proposed zoning.
  23. The proposed zoning **WILL** enhance the value of the petitioner's property.
  24. The proposed zoning **WILL NOT** constitute an entering wedge affecting the use or development of adjacent property.
  25. If denied, the petitioner **WILL** suffer deterioration to his or her property value.
  26. The proposed zoning **DOES NOT** correct an error in the original zoning of this site.
  27. **NOT APPLICABLE** - If the property is currently vacant, the length of time the property has remained vacant as zoned **HAS / HAS NOT** been considered in the context of land development in the area and in the vicinity of the subject property.
  28. The proposed change in zoning **WILL** result in private investment that would be beneficial to the development or redevelopment of a ~~vacant~~ property or deteriorated neighborhood.
  29. There **IS** a need in the community for additional land within the requested zoning district.
  30. The proposed zoning **WILL NOT** adversely impact agricultural farming operations in the vicinity of this site.
  31. The proposed rezoning **IS** consistent with Village Comprehensive Plan policies concerning the protection of prime farmland when appropriate.
  32. The proposed rezoning **WILL NOT** result in long term adverse environmental consequences to natural areas and wildlife habitat.
  33. The LaSalle / Sinclair Factors for evaluation of zoning decisions **HAVE** been considered during the review of this proposed rezoning request.
  34. Adequate facilities for municipal sanitary sewage disposal **MAY BE** available for the site.
- C. The Plan and Zoning Commission does hereby recommend that the Board of Trustees of the Village of Mahomet **GRANT** the requested zoning amendment from the R-1A Single-Family Residential District to the C-3 Planned Commercial District for the above-described property with the requirements and findings of fact as stated above.

MAP2023-03: LIVING WORD OMEGA MESSAGE CHURCH SUBDIVISION (FINAL PLAT - REVISION)  
A RESOLUTION CONCERNING A FINAL PLAT FOR LIVING WORD OMEGA MESSAGE CHURCH SUBDIVISION ON 45.04± ACRES OF LAND LOCATED ON THE EAST SIDE OF LOMBARD STREET (IL ROUTE 47) AND ON THE SOUTH SIDE OF THORNEWOOD DRIVE

Abby Heckman stated that this subdivision was presented to the Commission last fall, but they have made one (1) revision to the plat. They have reduced the lots from four (4) to three (3) lots. Information from the staff memo was presented and she went over the layout of the plat.

Mr. DeAtley asked if lot 3 resubdivided into multiple lots would they be able to only access through Ravenwood Drive or would they need to have an access on IL 47.

Abby Heckman stated they would have to have primary access from IL 47 but having a secondary connection through Ravenwood Drive.

Mr. DeAtley stated that the draft resolution is in the packet.

Abby Heckman stated the resolution is prepared as the Commission adopted it previously with the same waivers so the Commission would need to direct staff to make any changes if necessary.

Schaefer moved to approve MAP2023-04 with the findings of fact as presented. Buzicky seconded the motion. ROLL CALL. 5-0. Motion Passed.

**BE IT THEREFORE RESOLVED** this 2<sup>nd</sup> day of April, 2024, by the Plan and Zoning Commission of the Village of Mahomet, that:

- A. The Plan and Zoning Commission does hereby recommend **APPROVAL** of the Final Plat for the **Living Word Omega Message Church Subdivision** upon completion of modifications identified by the Village staff and does hereby authorize the Chairman to sign the said Final Plat upon completion of said modifications.
- B. The Plan and Zoning Commission does hereby further recommend the following actions concerning waivers from the standards and procedures of the Subdivision Ordinance requested for the Final Plat of **Living Word Omega Message Church Subdivision**:
  1. **GRANT** Waiver of the requirement to submit an Area General Plan.
  2. **GRANT** Waiver of the requirement to submit a Preliminary Plat.
  3. **GRANT** Waiver to allow deferral of the extension of water mains.
  4. **GRANT** Waiver to allow deferral of the extension of sanitary sewer.
  5. **GRANT** Waiver to allow deferral of the stormwater drainage improvements.
  6. **GRANT** Waiver to allow deferral of a Stormwater Management Plan.
  7. **GRANT** Waiver to allow deferral of the installation of sidewalks along Lombard Street (IL Route 47).
  8. **GRANT** Waiver to allow deferral of the installation of right-of-way lighting along Lombard Street (IL Route 47).
  9. **GRANT** Waiver to allow the use of an existing on-site wastewater disposal system for lot 2 until such time when sanitary sewer is extended to the lot.
- C. The approval of the Final Plat recommended above is further subject to the following conditions:
  1. Submission of all supporting documentation in proper form

2. The approval of the Final Plat recommended above is further subject to the review and approval of the Final Plat and supporting documents as applicable by other relevant agencies and utility service providers.
  3. Compliance with the Thornewood Drive reimbursement requirement of the Thornewood Development Agreement (recorded as document 2021R06798) or an alternative scenario as agreed upon by the Village, Thornewood developer and the land owner.
  4. In the event that the modifications to the Final Plat are not completed, the outside agency reviews are not completed, all supporting documents are not submitted in final form, or the conditions set forth above are not met within sixty (60) days from the date of approval by the Board of Trustees, the approvals recommended herein shall be null and void.
- D. It is further directed that this approval recommendation shall not be valid until such time as compliance with the Thornewood Drive reimbursement requirement has been achieved or an alternative scenario agreed upon by the parties has been reached. Accordingly, this recommendation shall be withheld and shall not be presented to the Board of Trustees until compliance has been achieved or an alternative scenario is agreed upon by the parties. The following additional conditions apply:
1. The applicant shall have 180 days to achieve compliance.
  2. If compliance is achieved the recommendation for approval above shall remain valid and the subdivision shall be forwarded to the Board of Trustees for consideration.
  3. If compliance is not achieved the recommendation for approval here in shall be null and void. Under such circumstances the Plan and Zoning Commission recommends denial of the Living Word Omega Message Church Subdivision and does hereby authorize the Chairman to sign said Final Plat indicating a recommendation for denial.

**COMMISSIONER / STAFF COMMENTS:** NEXT PZC MEETING – Tuesday May 7, 2024

Patrick Brown stated this is the month that the Commission gets paid for the year.

**ADJOURN:**

DeAtley moved to adjourn the meeting. Buchanan seconded the motion. ROLL CALL. 5-0. The meeting was adjourned at 8:40pm.

Respectfully,  
Abby Heckman, Village Planner



**Plan and Zoning Commission  
Staff Report  
Meeting September 3, 2024**

**FROM:** Abby Heckman, Village Planner

**PROJECT:** MAP2024-03: Harvest Edge Subdivision Phases 2-5 - Preliminary Plat

**PETITIONER:** Unlimited Holdings, LLC-Harvest Edge (Rob Frerichs)

**ENGINEER:** BKB Engineering

**REQUESTED ACTION:** **RECOMMENDATION TO BOARD OF TRUSTEES (BOT)  
PRELIMINARY PLAT AND WAIVER APPROVAL**

**PROCEDURAL ISSUES:** The Plan and Zoning Commission (PZC) acts in an advisory role to the Board of Trustees (BOT) regarding major subdivision requests. The developer has applied for and submitted all documentation through their engineer, in accordance with the Subdivision Ordinance and requests consideration of the proposed Preliminary Plat and requested waivers. The PZC is asked to consider all of the documents concerning the proposed preliminary plat. The PZC provides a recommendation regarding the plat to the BOT and the BOT will approve or deny the Preliminary Plat and requested waivers. A draft resolution is attached for consideration by the PZC. The PZC may recommend conditions regarding the layout, circulation and performance of the proposed preliminary plat.

**SITE DESCRIPTION / DETAILS:** The area of land to be subdivided (approximately 42.31 acres) is located on the south side of South Mahomet Road approximately 150 feet east of Littlefield Lane and South Mahomet Road intersection, commonly known as the undeveloped portion of Harvest Edge Subdivision.



**BACKGROUND:** The subject property was annexed into the Village in March 2008 (Prairie Fields Subdivision). A 60 acre Area General Plan (AGP) was approved by the Plan and Zoning Commission in January 2015. The first phase of Harvest

Edge Subdivision was recorded in October 2016. An amended AGP for all of the undeveloped land and rezoning request from R-1B to R-1C for a portion of the undeveloped land was approved in December 2021. A development agreement was approved by the BOT in February 2022 which addressed public infrastructure construction related to South Mahomet Road, County Road 425E and Country Ridge Drive. The proposed preliminary plat is consistent with the requirements in the recorded development agreement (Recorded as 2022R03898) and with the AGP approved in 2021.

The area included in this preliminary plat is currently zoned R-1B and R-1C Single-Family Residential. A rezoning request was presented to the PZC in July 2, 2024 to change some of the subject property from R-1B to R-1C and R-1C to R-2. The request for R-2 zoning would allow the creation of common lot line (zero-lot) dwellings (attached single-family dwellings). The PZC recommended approval of the rezoning to the BOT in July. The BOT requested a preliminary plat be presented for consideration of the rezoning at the same time. The developer requested a continuance of the rezoning to allow time to present a preliminary plat for consideration. The preliminary plat is prepared to reflect the proposed zoning. The BOT will consider the rezoning and the preliminary plat at the same meeting.

**CONFORMANCE WITH COMPREHENSIVE PLAN:** The Village of Mahomet Comprehensive Plan currently designates this site as part of the South IL 47 Gateway functional framework area which encourages infill development of vacant parcels to complete residential subdivisions. The Comprehensive Plan Land Use Plan shows Single-Family Residential Detached uses on this site. The Comprehensive Plan includes policies that urge compact, orderly, and contiguous development in areas where public facilities and infrastructure can be extended to serve the site. The Comprehensive Plan also urges development which is compatible with adjacent existing and future land uses. The proposed plat is consistent with these principles.

**CURRENT LAND USE AND ZONING:**

Direction	Current Land Use	Current Zoning
On-Site	Undeveloped	R-1B and R-1C Single-Family Residential
North	Church / Undeveloped	R-1A Single-Family Residential
South	Agriculture / Undeveloped	County
East	Agriculture / Undeveloped	County
West	Harvest Edge Subdivision / Whisper Meadow Subdivision / Undeveloped	R-1B and R-1C Single-Family Residential

**CONFORMANCE WITH ZONING ORDINANCE:** The intent of the R-1C zoning district is to provide for detached single-family dwellings with related uses on medium sized lots. The R-1C District is intended to be a transitional area between more intensive uses and less intensive single-family residential uses. The intent of the R-2 zoning district is to provide for attached single-family dwellings (common lot line homes) and may serve as a transitional area between more intensive residential or commercial uses and less intensive single-family residential uses. The request is consistent with the intent of the proposed R-1C and R-2 residential zoning classifications.

**WAIVER REQUESTS:** The following subdivision ordinance waivers have been requested by the developer and/or identified by staff as necessary to support the proposed preliminary plat:

1. Waiver of the 60 foot right-of-way width requirement to allow a 55 foot right-of-way width dedication for streets A, B, C, D and E.
2. Waiver of the 110 foot right-of-way width requirement to allow a 100 foot right-of-way width dedication for cul-de-sacs on streets C and E.
3. Waiver of the maximum 1,000 foot block length requirement for street D to allow a block length of approximately 1470 feet.

4. Waiver of the maximum 600 foot cul-de-sac length for street C to allow a cul-de-sac length of approximately 760 feet.
5. Waiver of the half roadway improvement requirements for County Road 425 East south of the intersection with County Ridge Drive.
6. Waiver of the requirement to extend Littlefield Lane roadway to the south property line to provide access to adjacent undeveloped land at an interval of no more than one-quarter mile (1,320 feet) to allow the planned Sunny Acres Road extension within Whisper Meadows Subdivision (approximately 1,435 feet) to provide southern access.

Village staff has reviewed the waiver list above and find the waivers to be reasonable as stated. The developer has not asked for a waiver of the roadway construction standards for streets A, B, C, D and E and therefore plans to fit the required infrastructure in the reduced right-of-way width requested. Sunny Acres Road planned within future phases of Whisper Meadows Subdivision is planned approximately 1,435 feet from County Road 425 East which is only about 115 feet more than the maximum distance that is allowed by ordinance between accesses to adjacent undeveloped properties. The developer would like to eliminate the roadway extension of Littlefield Lane to the south since Sunny Acres is the collector roadway connecting to Oak Street and its proximity to the west side of Harvest Edge Subdivision.

**POLICE / FIRE PROTECTION:** The Village of Mahomet Police Department currently provides police protection to this site and is approximately 1.7 miles from the police station. This property is within the Cornbelt Fire Protection District and is approximately 2.0 miles from the fire station.

**PUBLIC WATER AND SANITARY SEWER FACILITIES:** This site is within the Village of Mahomet Water and Sanitary Sewer service area. Public sanitary sewer and water services are available for expansion to this site.

**AVAILABILITY OF PUBLIC UTILITIES:** Public utilities are available for expansion to this site.

**STORMWATER MANAGEMENT:** The existing dry stormwater detention basin will provide the required stormwater manage for the entire Harvest Edge Subdivision.

**STREET ACCESS / SIDEWALKS:** Sidewalks exist in the area and extensions will be provided as part of subdivision development. One (1) additional entrance to the subdivision is proposed, the extension of Country Ridge Drive to County Road 425E. The development agreement for this property requires the developer to improve the entire width of County Road 425E from South Mahomet Road to the intersection with Country Ridge Drive. In the development agreement, no roadway improvements or sidewalks are required south of the County Road 425 E intersection with Country Ridge Drive. The development agreement does not require the installation of sidewalks along County Road 425E if an internal sidewalk connection is made through the subdivision. The developer has opted to install sidewalks along the west side of County Road 425 E from South Mahomet Road to the Country Ridge Drive intersection instead of connecting the sidewalk through a side lot line within the subdivision. Sidewalk locations are shown on the provided preliminary plat.

**STAFF RECOMMENDATION:** Staff recommends approval of the preliminary plat and requested waivers as presented. A draft resolution has been prepared for consideration.

#### **ATTACHMENTS**

1. Preliminary Plat (4 pages)
2. Draft Resolution

OWNER / SUBDIVIDER:

ROB FRERICHS  
UNLIMITED HOLDINGS, LLC-  
HARVEST EDGE  
799 COUNTY ROAD 3200 NORTH  
FISHER, IL 61843  
(217) 897-1000

ENGINEER/SURVEYOR:

BKB ENGINEERING, INC.  
301 N. NEIL ST., SUITE 400  
CHAMPAIGN, IL 61820  
(217) 531-2971 OFFICE  
PROFESSIONAL DESIGN FIRM  
NO. 184.005483

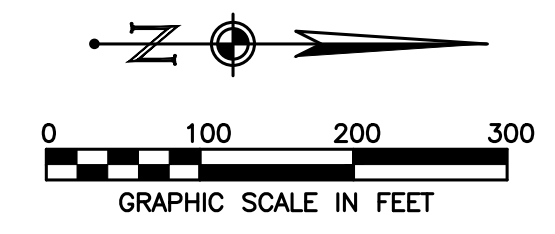
NOTE: FULL VEHICLE ACCESS CONTROL SHALL BE PROVIDED ALONG ANY PROPERTY LINES ADJACENT TO SOUTH MAHOMET ROAD OR CR 425 EAST.

VEHICLE ACCESS CONTROL KEYNOTES

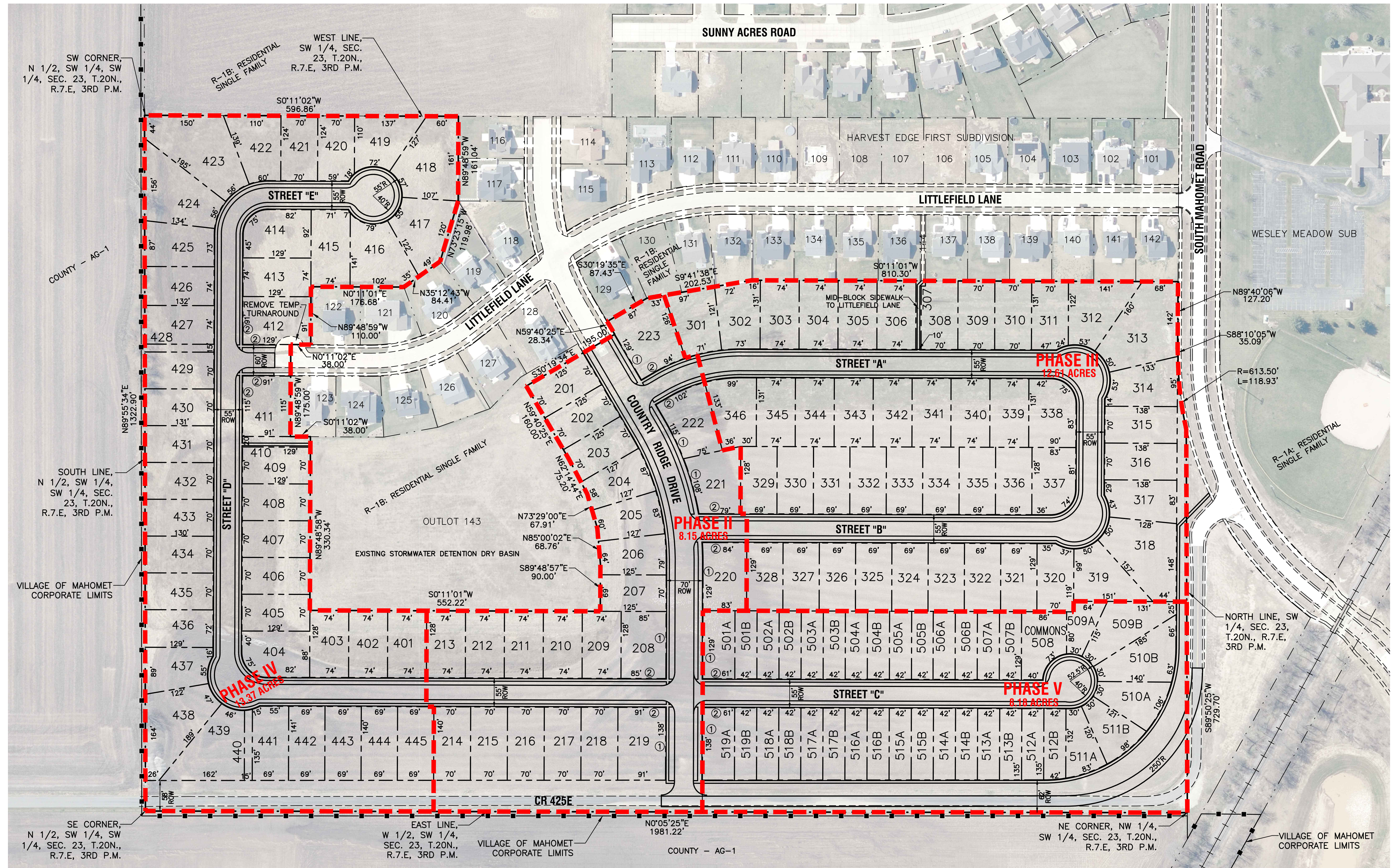
- ① PROVIDE VEHICLE ACCESS CONTROL ALONG THE ENTIRE LENGTH OF THIS PROPERTY LINE.
- ② PROVIDE VEHICULAR ACCESS CONTROL NOT LESS THAN 30 FEET FROM THE INTERSECTION

# HARVEST EDGE SECOND, THIRD, FOURTH & FIFTH SUBDIVISIONS

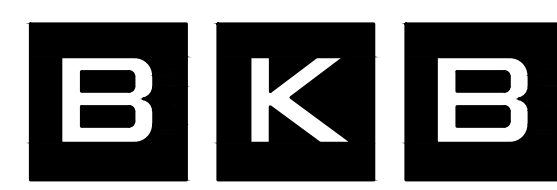
## AN ADDITION TO THE VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS



LOT NUMBER	AREA (SF)	LOT NUMBER	AREA (SF)
201	8,750	407	9,038
202	8,750	408	9,038
203	8,802	409	9,038
204	9,153	410	2,582
205	9,072	411	10,477
206	8,988	412	11,749
207	8,695	413	9,490
208	10,885	414	11,393
209	9,436	415	10,893
210	9,436	416	12,897
211	9,436	417	12,270
212	9,436	418	15,968
213	9,436	419	10,350
214	9,780	420	8,554
215	9,781	421	8,842
216	9,742	422	10,725
217	9,723	423	19,184
218	9,703	424	15,483
219	12,586	425	10,584
220	10,780	426	9,759
221	10,878	427	9,671
222	10,955	428	9,181
223	13,785	429	9,163
301	10,220	430	9,158
302	10,139	431	9,136
303	9,658	432	9,114
304	9,658	433	9,092
305	9,658	434	9,070
306	9,658	435	9,048
307	1,385	436	9,219
308	9,056	437	9,659
309	9,136	438	16,223
310	9,136	439	14,623
311	9,020	440	2,007
312	12,220	441	9,687
313	18,524	442	9,715
314	10,490	443	9,896
315	9,625	444	9,677
316	9,625	445	9,659
317	10,164	501A	7,895
318	16,439	501B	5,436
319	10,913	502A	5,436
320	8,824	502B	5,436
321	8,931	503A	5,436
322	8,931	503B	5,436
323	8,931	504A	5,436
324	8,931	504B	5,436
325	8,931	505A	5,436
326	8,931	505B	5,436
327	8,931	506A	5,436
328	8,931	506B	5,436
329	8,864	507A	5,436
330	8,864	507B	5,436
331	8,864	508	9,416
332	8,864	509A	5,208
333	8,864	509B	11,591
334	8,864	510A	8,639
335	8,864	510B	11,952
336	8,858	511A	7,127
337	10,159	511B	7,712
338	11,236	512A	5,636
339	9,657	512B	5,687
340	9,657	513A	5,694
341	9,657	513B	5,701
342	9,657	514A	5,708
343	9,657	514B	5,715
344	9,657	515A	5,722
345	9,657	515B	5,728
346	10,847	516A	5,735
401	9,435	516B	5,742
402	9,435	517A	5,749
403	9,435	517B	5,756
404	10,858	518A	5,763
405	9,037	518B	5,770
406	9,038	519A	5,777
		519B	8,402



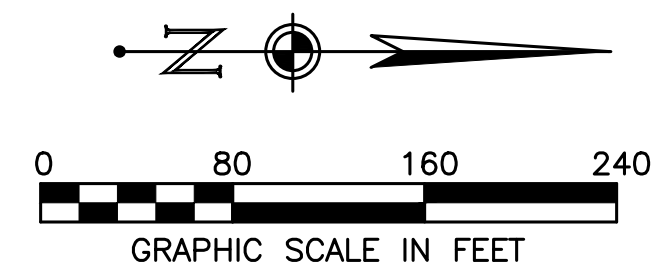
REVISIONS		
NO.	DATE	DESCRIPTION
1	7/26/24	VILLAGE REVISIONS
2	8/30/24	VILLAGE REVISIONS



ENGINEERING  
301 N. NEIL STREET, SUITE 400 | CHAMPAIGN, IL 61820  
CELL 217.840.3546 | OFFICE 217.531.2971 | FAX 217.531.2211

PRELIMINARY PLAT - LAYOUT PLAN  
HARVEST EDGE SECOND, THIRD, FOURTH & FIFTH SUBDIVISIONS  
MAHOMET, ILLINOIS

PROJECT: 26-2301 SHEET:  
DESIGN BY: BKB 1 OF 4  
DRAWN BY: BKB  
DATE: 5/27/24

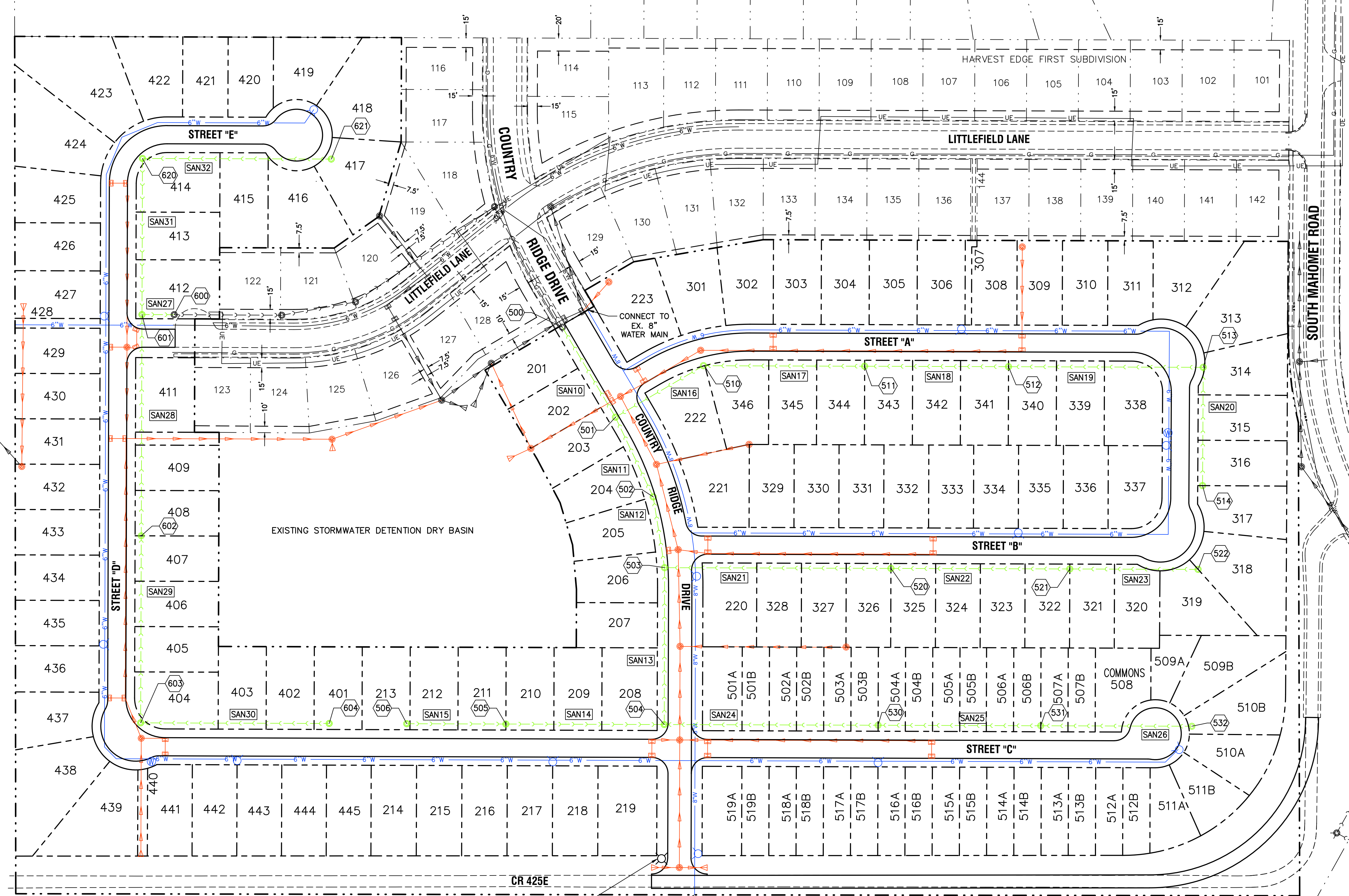


**SHEET LEGEND**

- EX. PROPERTY LINE
- - - - EX. PUBLIC UTILITY AND DRAINAGE EASEMENT
- - - - EX. SANITARY SEWER
- - - - EX. STORM SEWER / CULVERT
- 6"W EX. 6" WATER MAIN
- 8"W EX. 8" WATER MAIN
- UE EX. UNDERGROUND ELECTRIC
- G EX. NATURAL GAS LINE
- 8" EX. 8" WATER MAIN
- 8" EX. 8" WATER MAIN
- 8" EX. 8" WATER MAIN
- 6" PROP. 6" WATER MAIN
- 8" PROP. 8" WATER MAIN
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. SANITARY MANHOLE
- PROP. STORM MANHOLE
- PROP. STORM INLET
- PROP. FLARED END SECTION
- PROP. FIRE HYDRANT
- PROP. INLINE GATE VALVE

MANHOLE NUMBER	RIM ELEV	INVERT OUT	INVERT IN
500	717.02	708.84	708.94
501	717.40	709.42	709.52
502	718.20	709.93	710.03
503	718.80	710.36	710.56
504	720.10	711.65	711.75
505	721.00	712.85	712.95
506	721.80	713.87	
510	717.30	709.99	710.09
511	718.50	710.84	710.94
512	719.60	711.61	711.81
513	721.00	713.16	713.26
514	721.80	714.08	714.18
520	719.60	711.61	711.81
521	721.00	713.47	713.57
522	722.40	714.76	
530	721.10	712.79	712.89
531	722.50	713.93	714.13
532	723.30	716.22	
600	717.26	710.05	710.25
601	717.80	710.40	710.50
602	718.80	711.52	711.62
603	720.20	712.49	712.59
604	721.90	714.34	
620	719.20	711.22	711.42
621	720.60	713.17	

SANITARY LINE #	PIPE SIZE (INCHES)	PIPE LENGTH (FEET)	PIPE SLOPE (FT/FT)
san10	10"	161	0.003
san11	10"	136	0.003
san12	10"	111	0.003
san13	8"	242	0.0045
san14	8"	244	0.0045
san15	8"	153	0.006
san16	10"	157	0.003
san17	10"	249	0.003
san18	10"	222	0.003
san19	8"	300	0.0045
san20	8"	183	0.0045
san21	10"	349	0.003
san22	8"	276	0.006
san23	8"	198	0.006
san24	10"	345	0.003
san25	10"	348	0.003
san26	8"	348	0.006
san27	10"	50	0.003
san28	10"	341	0.003
san29	10"	289	0.003
san30	8"	291	0.006
san31	10"	241	0.003
san32	8"	291	0.006



NOTE: SIDEWALKS NOT SHOWN ON PLAN FOR CLARITY.

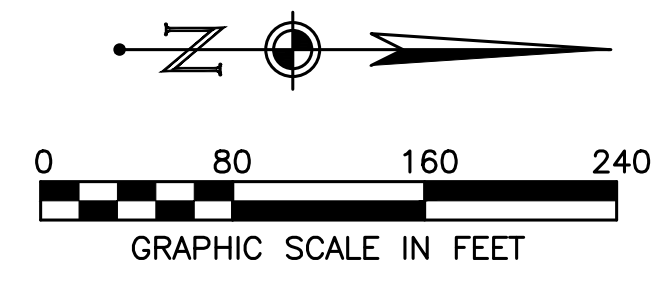
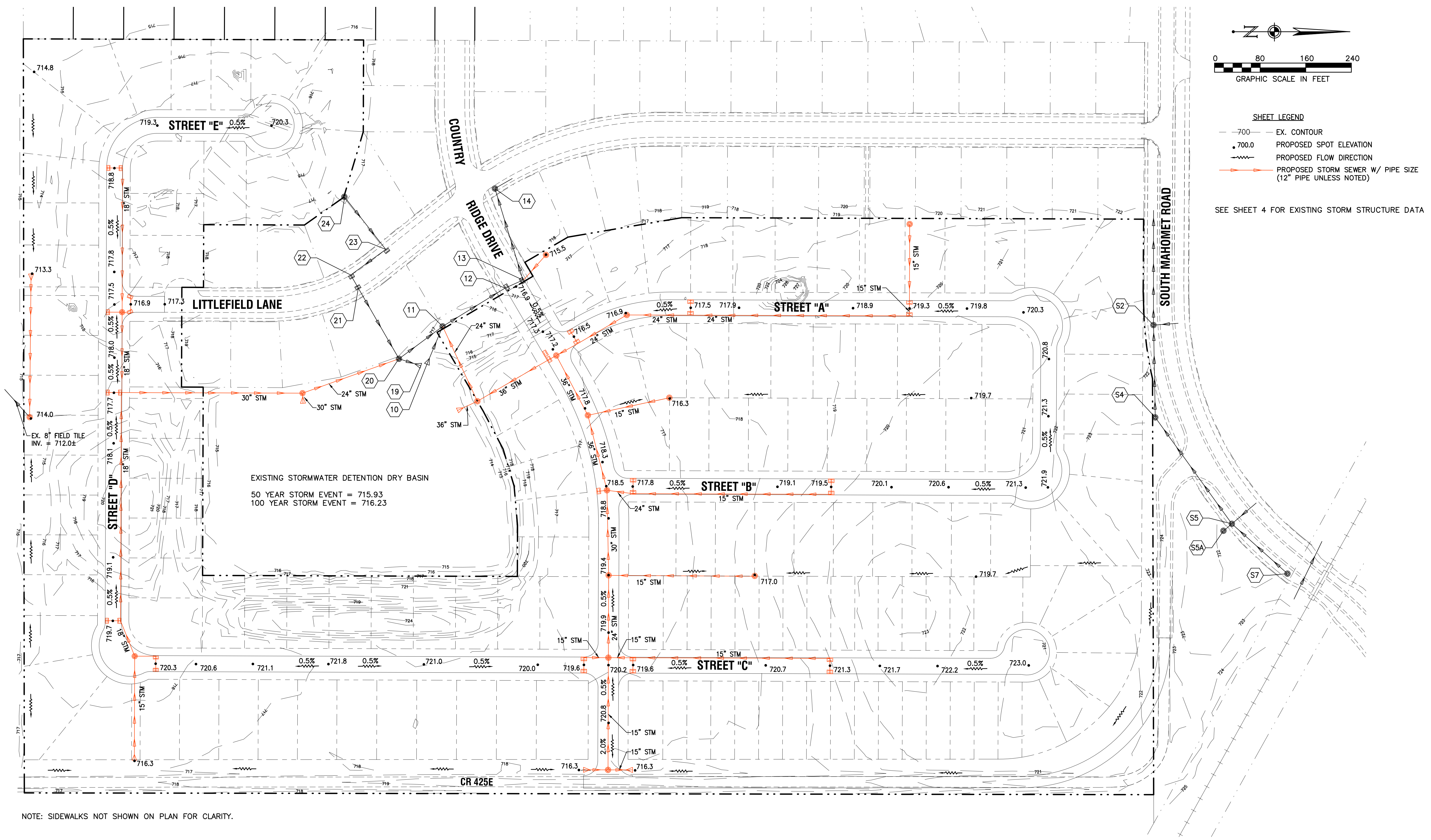
PROPOSED STREETLIGHT  
EXTEND 8" WATER MAIN TO EAST ROW LINE

REVISIONS		
NO.	DATE	DESCRIPTION
1	7/26/24	VILLAGE REVISIONS

**B K B**  
ENGINEERING  
301 N. NEIL STREET, SUITE 400 | CHAMPAIGN, IL 61820  
CELL 217.840.3546 | OFFICE 217.531.2971 | FAX 217.531.2211

PRELIMINARY PLAT - UTILITY PLAN  
HARVEST EDGE SECOND, THIRD, FOURTH & FIFTH SUBDIVISIONS  
MAHOMET, ILLINOIS

PROJECT: 26-2301	SHEET:
DESIGN BY: BKB	2 OF 4
DRAWN BY: BKB	
DATE: 5/27/24	



- SHEET LEGEND**
- - - EX. CONTOUR
  - 700.0 PROPOSED SPOT ELEVATION
  - ~ PROPOSED FLOW DIRECTION
  - PROPOSED STORM SEWER W/ PIPE SIZE (12" PIPE UNLESS NOTED)

SEE SHEET 4 FOR EXISTING STORM STRUCTURE DATA

REVISIONS		
NO.	DATE	DESCRIPTION
1	7/26/24	VILLAGE REVISIONS

**BKB**  
 ENGINEERING  
 301 N. NEIL STREET, SUITE 400 | CHAMPAIGN, IL 61820  
 CELL 217.840.3546 | OFFICE 217.531.2971 | FAX 217.531.2211

PRELIMINARY PLAT - GRADING PLAN  
 HARVEST EDGE SECOND, THIRD, FOURTH & FIFTH SUBDIVISIONS  
 MAHOMET, ILLINOIS

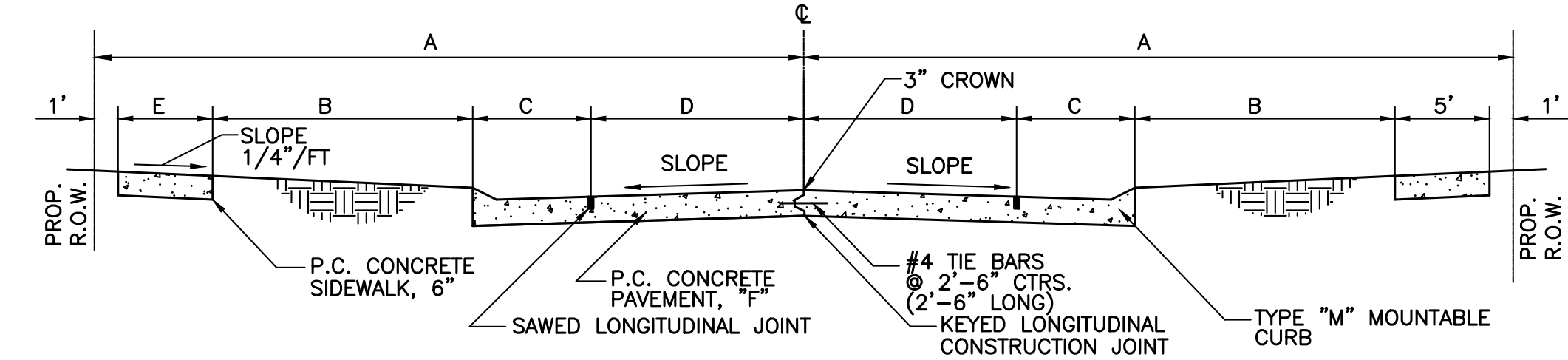
PROJECT: 26-2301	SHEET:  3 OF 4
DESIGN BY: BKB	
DRAWN BY: BKB	
DATE: 5/27/24	

**EXISTING STORM STRUCTURES**

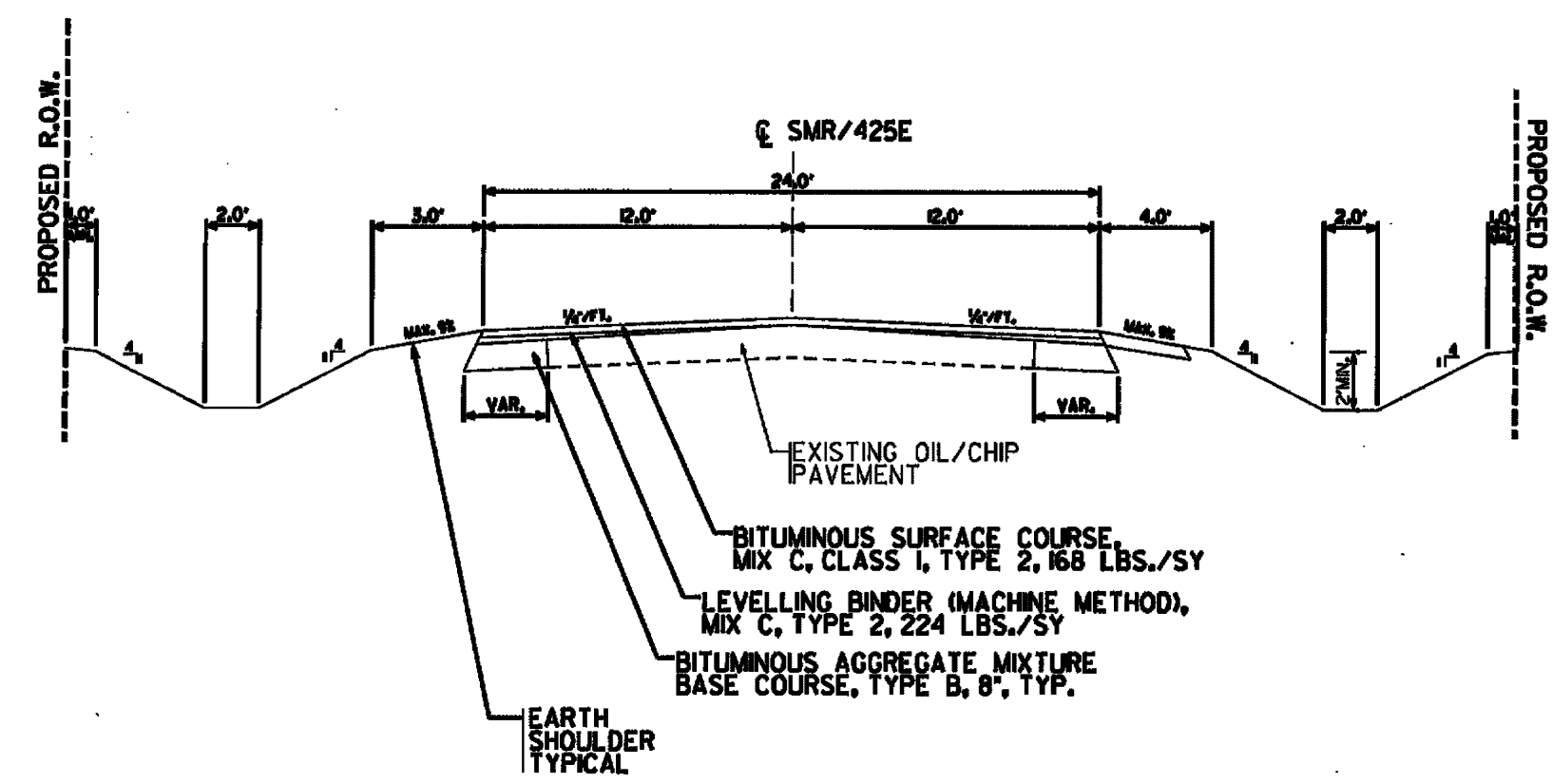
- |  |   |   |
|--|---|---|
| 10<br>EX. 24" F.E.S.<br>INV. = 712.00  | 19<br>EX. 24" F.E.S.<br>INV. = 712.47   | 24<br>EX. STORM MANHOLE<br>RIM = 716.65<br>6" (NW/SE) INV. = 713.95<br>12" (NE) INV. = 713.85   |
| 11<br>EX. STORM MANHOLE<br>RIM = 716.41<br>6" (W/SW) INV. = 712.09<br>24" (SE) INV. = 711.80<br>10" (SE) INV. = 709.94<br>24" (NW) INV. = 709.83 | 20<br>EX. STORM MANHOLE<br>RIM = 716.40<br>24" (NE) INV. = 712.61<br>18" (SW) INV. = 712.21<br>10" (NW) INV. = 710.25 | S2<br>EX. STORM MANHOLE<br>RIM = 720.77<br>15" (N) INV. = 717.26<br>18" (E) INV. = 710.94<br>18" (W) INV. = 710.84                              |
| 12<br>EX. STORM MANHOLE<br>EOP = 716.44<br>6" (SW) INV. = 713.62<br>24" (NW) INV. = 709.65<br>24" (SE) INV. = 709.68                             | 21<br>EX. STORM MANHOLE<br>EOP = 716.00<br>6" (SE) INV. = 712.85<br>15" (SW) INV. = 712.75<br>18" (NE) INV. = 712.66  | S4<br>EX. STORM MANHOLE<br>(REPORTED NOT FOUND)<br>RIM = 722.00<br>18" (NE) INV. = 711.85<br>18" (W) INV. = 711.75                              |
| 13<br>EX. STORM MANHOLE<br>EOP = 716.48<br>6" (NW) INV. = 713.56<br>24" (SE/SW) INV. = 709.60  | 22<br>EX. STORM MANHOLE<br>EOP = 716.00<br>15" (NW) INV. = 712.90<br>15" (NE) INV. = 712.85                           | S5<br>EX. STORM MANHOLE<br>RIM = 720.54<br>12" (NW) INV. = 715.17<br>15" (NE) INV. = 713.25<br>15" (SE) INV. = 713.25<br>18" (SW) INV. = 713.00 |
| 14<br>EX. STORM MANHOLE<br>RIM = 717.21<br>24" (NE) INV. = 709.45<br>24" (NW) INV. = 709.43  | 23<br>EX. STORM MANHOLE<br>EOP = 716.25<br>12" (SW) INV. = 713.25<br>15" (SE) INV. = 713.18                           | S5A<br>EX. STORM MANHOLE<br>RIM = 721.75<br>15" (NW) INV. = 713.45  |

- NOTES:**
- ALL CONSTRUCTION WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE VILLAGE OF MAHOMET, ILLINOIS SUBDIVISION REGULATIONS.
  - ALL EROSION CONTROL WORK SHALL COMPLY WITH SECTION 280 OF THE IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".
  - STORM WATER DETENTION FACILITIES FOR THE SUBDIVISION IS PROVIDED FOR WITHIN THE EXISTING DRY DETENTION BASIN LOCATED IN OUTLOT 143 OF HARVEST EDGE FIRST SUBDIVISION.
  - FRONT YARD, REAR YARD AND SIDE YARD SETBACKS FOR ALL LOTS WITHIN ALL ZONING DISTRICTS SHALL BE IN ACCORDANCE WITH THE VILLAGE OF MAHOMET ZONING ORDINANCE.
  - LOTS 307, 410, 428, 440 AND 508 ARE SUBJECT TO UTILITY AND DRAINAGE EASEMENTS COVERING ALL OF SAID LOTS.
  - THE PROPOSED EASEMENTS SHALL BE PROVIDED AT FINAL PLATTING TO ACCOMMODATE ALL PUBLIC UTILITIES AND DRAINAGE WAYS AND WILL INCLUDE AT A MINIMUM A 15 FOOT WIDE FRONT YARD EASEMENT, A 15 FOOT WIDE REAR YARD EASEMENT (EXTERIOR LOTS) AND A 7.5 FOOT WIDE REAR YARD EASEMENT (INTERIOR LOTS).
  - ALL BACK OF CURB RADII AT STREET INTERSECTIONS SHALL BE A MINIMUM OF 25 FEET EXCEPT RADII AT COUNTRY RIDGE DRIVE INTERSECTIONS SHALL BE 30'. THE MINIMUM CUL-DE-SAC BULB RADIUS SHALL BE 40 FEET TO THE BACK OF CURB.
  - THE OVERALL AREA OF THE SUBDIVISION IS 42.308 ACRES. THE SUBDIVISION CONTAINS 110 SINGLE FAMILY LOTS, 36 TWO-FAMILY LOTS AND 5 COMMONS LOTS.
  - SUBSURFACE SUMP PUMP DRAIN LINES SHALL BE PROVIDED ADJACENT TO NEW SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL LOTS TO ALLOW FOR CONNECTION OF SUMP PUMP OUTLETS, DOWNSPOUTS AND OTHER DRY WEATHER WATER OUTLETS TO THE DRAINAGE SYSTEM. ALL IN ACCORDANCE WITH VILLAGE OF MAHOMET ORDINANCES.
  - WATER MAIN VALVES SHALL BE LOCATED ON ALL BRANCHES FROM FEEDER MAINS AND BETWEEN DISTRIBUTORS AND FIRE HYDRANTS. THREE (3) VALVES SHALL BE PROVIDED AT CROSSES AND TWO (2) VALVES AT TEES; THE VALVES SHOULD BE PLACED ON THE SMALLER LINES AT EACH CROSS OR TEE. ALL FIRE HYDRANTS SHALL BE EQUIPPED WITH AN AUXILIARY VALVE LOCATED BETWEEN THE MAIN AND THE HYDRANT.

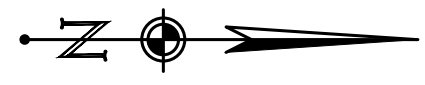
LOCATION	A	B	C	D	E	F
REMAINING STREETS	27.5'	7.5'	5'	9'	5'	6.5"
COUNTRY RIDGE DRIVE	35'	11'	8'	10'	8'	7"



TYPICAL PAVEMENT SECTION

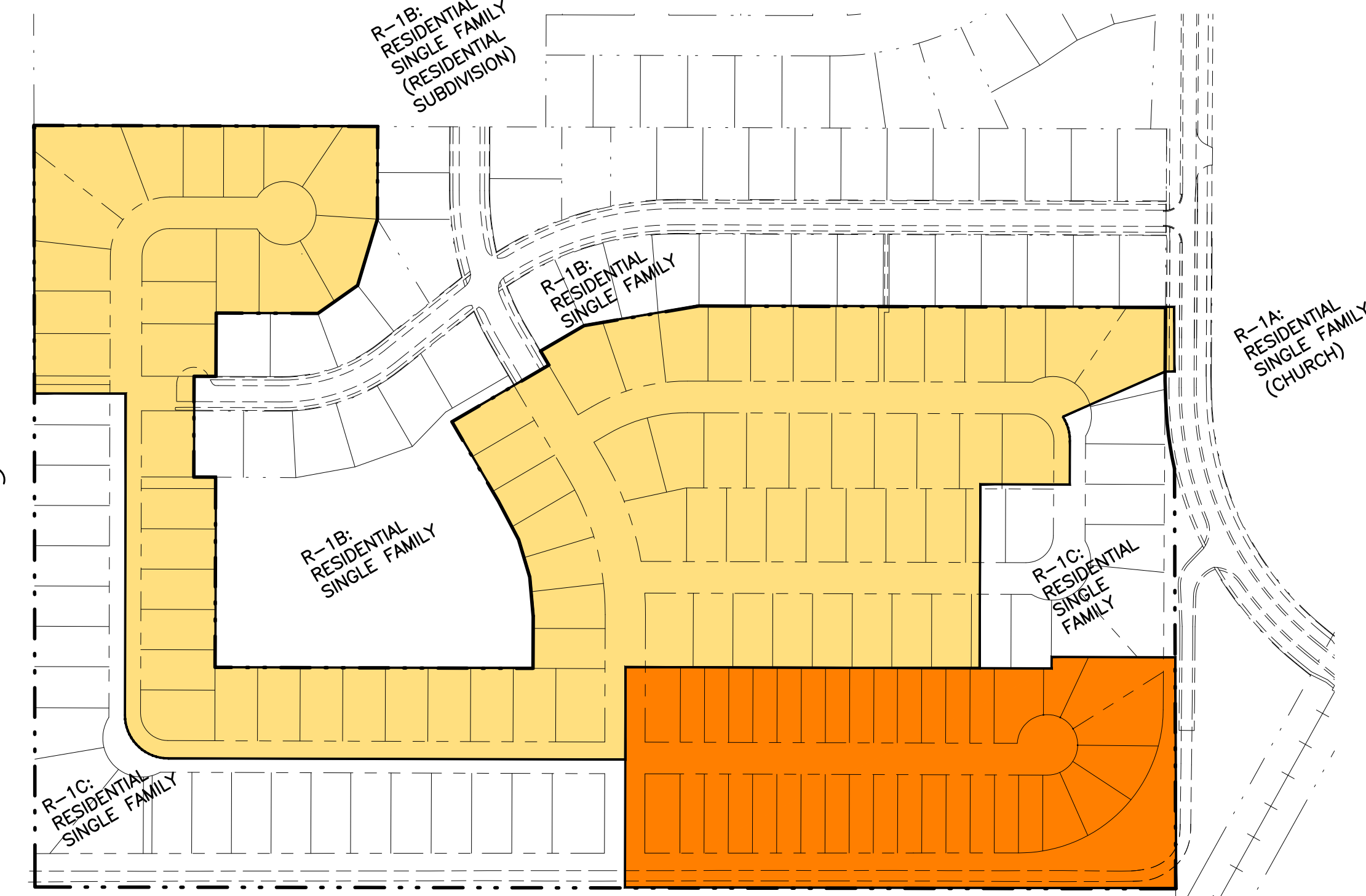


TYPICAL CR 425 EAST PAVEMENT SECTION



PROPOSED REZONING AREA FROM R-1B: RESIDENTIAL SINGLE FAMILY DISTRICT TO R-1C: RESIDENTIAL SINGLE FAMILY DISTRICT (Yellow)

PROPOSED REZONING AREA FROM R-1C: RESIDENTIAL SINGLE FAMILY DISTRICT TO R-2: RESIDENTIAL TWO-FAMILY DISTRICT (Orange)



COUNTY - AG-1 (FARMGROUND)

ZONING MAP

**BENCHMARKS**

- |   |  |
|---|--|
| BCA BENCHMARK 1212<br>MAHOMET BENCHMARK 1212<br>ELEVATION: 712.45 FT.<br>OFF-SITE | CONCRETE SURFACE FOUND NEXT TO BRASS TABLET STEM ON TOP OF EASTERLY END CONCRETE HEADWALL 9 FT. SOUTH OF THE CENTERLINE OF NORFOLK SOUTHERN RAILWAY RIGHT-OF-WAY AND 44 FT. WEST OF THE CENTERLINE OF SUNNY ACRES ROAD, MAHOMET, CHAMPAIGN COUNTY, ILLINOIS.   |
| BCA BENCHMARK 4051<br>ELEVATION: 721.52 FT.                                       | CHISELED SQUARE FOUND ON TOP NORTH EDGE OF CONCRETE LIGHT BASE 485 FT.± EAST OF THE CENTERLINE OF SUNNY ACRES ROAD, 375 FT.± NORTH OF THE CENTERLINE OF SOUTH MAHOMET ROAD AND 312 FT.± SOUTHWESTERLY OF THE CENTERLINE OF NORFOLK SOUTHERN RAILWAY RIGHT-OF-WAY, MAHOMET, CHAMPAIGN COUNTY, ILLINOIS. |
| BCA BENCHMARK 4684<br>ELEVATION: 718.40 FT.                                       | CHISELED SQUARE SET ON TOP OF SOUTHWEST CORNER OF A FLAG POLE BASE 64 FT.± EAST OF THE CENTERLINE OF SUNNY ACRES ROAD AND 108 FT.± NORTH OF THE CENTERLINE OF SOUTH MAHOMET ROAD, MAHOMET, CHAMPAIGN COUNTY, ILLINOIS.   |

**LEGAL DESCRIPTION:**

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS EXCEPT HARVEST EDGE FIRST SUBDIVISION AS PER DOCUMENT NUMBER 2016R20008 IN THE RECORDS OF CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE AND EXCEPT DEDICATION OF RIGHT-OF-WAY TO VILLAGE OF MAHOMET, ILLINOIS AS PER DOCUMENT NUMBER 2021R11110 IN THE RECORDS OF CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE.

**PRELIMINARY PLAT APPROVAL**

THE PRELIMINARY PLAT ENTITLED "HARVEST EDGE SECOND, THIRD, FOURTH & FIFTH SUBDIVISIONS" HAS RECEIVED APPROVAL BY THE PLAN & ZONING COMMISSION OF THE VILLAGE OF MAHOMET, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CHAIRPERSON \_\_\_\_\_

THE PRELIMINARY PLAT ENTITLED "HARVEST EDGE SECOND, THIRD, FOURTH & FIFTH SUBDIVISIONS" HAS RECEIVED APPROVAL BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF MAHOMET, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

PRESIDENT, BOARD OF TRUSTEES \_\_\_\_\_

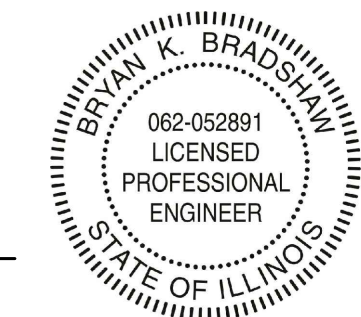
VILLAGE CLERK \_\_\_\_\_

PRELIMINARY PLAT PREPARED BY:

*[Signature]*

BRYAN K. BRADSHAW  
LICENSED PROFESSIONAL ENGINEER NO. 52891

DATE: JULY 26, 2024



LICENSE EXPIRES 11/30/25



LICENSE EXPIRES 11/30/24

REVISIONS		
NO.	DATE	DESCRIPTION
1	7/26/24	VILLAGE REVISIONS

**B K B**  
ENGINEERING  
301 N. NEIL STREET, SUITE 400 | CHAMPAIGN, IL 61820  
CELL 217.840.3546 | OFFICE 217.531.2971 | FAX 217.531.2211

PRELIMINARY PLAT - NOTES  
HARVEST EDGE SECOND, THIRD, FOURTH & FIFTH SUBDIVISIONS  
MAHOMET, ILLINOIS

PROJECT: 26-2301	SHEET:  4 OF 4
DESIGN BY: BKB	
DRAWN BY: BKB	
DATE: 5/27/24	

**A Resolution Concerning the Preliminary Plat  
For Harvest Edge Subdivision Phases 2-5**

**WHEREAS,** the Board of Trustees of the Village of Mahomet, pursuant to the authority conferred by the Statutes of the State of Illinois, established certain standards and procedures for review and approval of subdivisions within the Corporate Limits of the Village of Mahomet, Illinois and within one and one-half miles thereof; and

**WHEREAS,** the Developer of the proposed **Harvest Edge Subdivision Phases 2-5** submitted certain documents, including an Amended Preliminary Plat, for review and approval by the Village of Mahomet; and

**WHEREAS,** the following waivers from the standards and procedures set forth in the Subdivision Ordinance have been requested by the Developer:

1. Waiver of the 60 foot right-of-way width requirement to allow a 55 foot right-of-way width dedication for streets A, B, C, D and E.
2. Waiver of the 110 foot right-of-way width requirement to allow a 100 foot right-of-way width dedication for cul-de-sacs on streets C and E.
3. Waiver of the maximum 1,000 foot block length requirement for street D to allow a block length of approximately 1470 feet.
4. Waiver of the maximum 600 foot cul-de-sac length for street C to allow a cul-de-sac length of approximately 760 feet.
5. Waiver of the half roadway improvement requirements for County Road 425 East south of the intersection with County Ridge Drive.
6. Waiver of the requirement to extend Littlefield Lane roadway to the south property line to provide access to adjacent undeveloped land at an interval of no more than one-quarter mile (1,320 feet) to allow the planned Sunny Acres Road extension within Whisper Meadows Subdivision (approximately 1,435 feet) to provide southern access.

**WHEREAS,** the Village Planner, Village Engineer, Village Consulting Engineer and the Village Administrator reviewed the various documents submitted and made recommendations concerning approval of said Preliminary Plat subject to certain conditions; and,

**WHEREAS,** the Village Planner and Staff reviewed the requested waivers and made recommendations concerning the approval of said waivers subject to certain conditions; and,

**WHEREAS,** the Plan and Zoning Commission met and reviewed the Preliminary Plat and has found that it is, with minor modifications, generally satisfactory and in the prescribed form.

**BE IT THEREFORE RESOLVED** this 3<sup>rd</sup> day of September, 2024 by the Plan and Zoning Commission of the Village of Mahomet, Illinois, that:

- A. The Plan and Zoning Commission does hereby recommend **APPROVAL/ DENIAL** of the Preliminary Plat of **Harvest Edge Subdivision Phases 2-5**, by the Board of Trustees and hereby authorizes the Chairman to sign the Certificate of said Plat indicating said action upon completion of modifications identified by Village staff.

Resolution for Plan and Zoning Commission  
PRELIMINARY PLAT APPROVAL  
Harvest Edge Subdivision Phases 2-5  
September 3, 2024

- B. The Plan and Zoning Commission does hereby further recommend the following actions concerning the waivers from the standards and procedures of the Subdivision Ordinance requested for the Preliminary Plat of **Harvest Edge Subdivision Phases 2-5**:
1. **GRANT / DENY** Waiver of the 60 foot right-of-way width requirement to allow a 55 foot right-of-way width dedication for streets A, B, C, D and E.
  2. **GRANT / DENY** Waiver of the 110 foot right-of-way width requirement to allow a 100 foot right-of-way width dedication for cul-de-sacs on streets C and E.
  3. **GRANT / DENY** Waiver of the maximum 1,000 foot block length requirement for street D to allow a block length of approximately 1470 feet.
  4. **GRANT / DENY** Waiver of the maximum 600 foot cul-de-sac length for street C to allow a cul-de-sac length of approximately 760 feet.
  5. **GRANT / DENY** Waiver of the half roadway improvement requirements for County Road 425 East south of the intersection with County Ridge Drive.
  6. **GRANT / DENY** Waiver of the requirement to extend Littlefield Lane roadway to the south property line to provide access to adjacent undeveloped land at an interval of no more than one-quarter mile (1,320 feet) to allow the planned Sunny Acres Road extension within Whisper Meadows Subdivision (approximately 1,435 feet) to provide southern access.
- C. The approval of the Preliminary Plat recommended above is further subject to the following conditions:
1. Submission of all supporting documentation in proper form.
  2. Revision of the Preliminary Plat to incorporate the Village staff technical review comments.
- D. In the event that the modifications to the Amended Preliminary Plat are not completed, the outside agency review is not completed, all required supporting documents are not submitted in final form, or the conditions set forth above are not met within 60 days from the date of approval by the Village Board of Trustees, the approvals recommended herein shall be null and void.

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Chair, Plan and Zoning Commission  
Village of Mahomet