



**Plan and Zoning Commission**  
**6:00 p.m. Tuesday August 5, 2025**  
**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:** March 4, 2025

**5. PUBLIC HEARING(s)**

CU2025-01: PAUL AND BROOKE SAHNI

A RESOLUTION CONCERNING A CONDITIONAL USE PERMIT TO ESTABLISH PRIVATE RECREATIONAL FACILITIES WHERE BUILDING DO NOT OCCUPY MORE THAN 10% OF THE SITE ON 14.4± ACRES OF LAND LOCATED ON THE EAST SIDE OF RANCH LANE APPROXIMATELY 320 FEET SOUTH OF THE KARADAN DRIVE AND RANCH LANE INTERSECTION

**6. RESOLUTION(S) and MOTION(S) (TO BE ACTED UPON):**

CU2025-01: PAUL AND BROOKE SAHNI

A RESOLUTION CONCERNING A CONDITIONAL USE PERMIT TO ESTABLISH PRIVATE RECREATIONAL FACILITIES WHERE BUILDING DO NOT OCCUPY MORE THAN 10% OF THE SITE ON 14.4± ACRES OF LAND LOCATED ON THE EAST SIDE OF RANCH LANE APPROXIMATELY 320 FEET SOUTH OF THE KARADAN DRIVE AND RANCH LANE INTERSECTION

**7. COMMISSIONER / STAFF COMMENTS:**

NEXT PZC MEETING – Tuesday September 2, 2025

**8. ADJOURN**



**Plan and Zoning Commission  
Staff Report  
Meeting August 5, 2025**

**FROM:** Abby Heckman, Planner  
Community Development Department

**PROJECT:** CU2025-01 - CONDITIONAL USE PERMIT – Ranch Lane

**PETITIONER:** Paul and Brooke Sahni, Owner

**REQUESTED ACTION:** The petitioner has requested consideration of a conditional use permit to establish private recreational facilities where buildings do not occupy more than 10% of the site. The petitioner would like to build two (2) buildings to house an indoor pool and basketball court. The proposed use requires conditional use permit approval.

**PUBLIC HEARING / PROCEDURAL ISSUES:** The Plan and Zoning Commission (PZC) is required to hold a public hearing upon request for a Conditional Use permit. The public hearing is scheduled for August 5, 2025, at 6:00pm. Public hearings can be closed or continued to another meeting without any action on the case. Public notice was published in the News-Gazette on July 19, 2025. Courtesy notice letters were sent via USPS to property owners within 250 feet of the conditional use boundary. The PZC acts in an advisory role to the Board of Trustees (BOT) regarding conditional use requests. The PZC is asked to make a recommendation to the BOT concerning conditional use requests. A draft resolution is attached for consideration by the PZC. The BOT will approve or deny the proposed conditional use.

**LOCATION / SITE DESCRIPTION:** The subject area is located on the east side of Ranch Lane approximately 320 feet south of the Karadan Drive and Ranch Lane intersection. The subject property is lot 4A of the Replat of Lot 4 of Shreeves First Subdivision (recorded as 2010R06945). The subject property contains 14.4± acres that is zoned R-1A Single-Family Residential and is a buildable lot as platted.

**LAND USE AND ZONING:**

Direction	Current Land Use	Current Zoning
On-Site	Recreation / open space	R-1A Single-Family Residential
North	Residential Forest Preserve District	R-1A Single-Family Residential R-1B Single-Family Residential County AG-2
South	Undeveloped	R-1A Single-Family Residential
East	Tin Cup Campground Forest Preserve District	C-2 General Commercial County AG-2
West	Residential / Undeveloped	R-1A Single-Family Residential

The Zoning Ordinance requires a conditional use permit for private recreational facilities where buildings do not occupy more than 10% of the site (152.022(B)(5)).

Area of subject property = 14.405 AC (627,481.8 SF)

10% of lot area = 1.4405 AC (62,748.18 SF)

Existing structure - basketball court = 3,900 SF (approximately)

Existing structure - driveway / parking area = 6,500 SF (approximately)

Remaining coverage = 52,348.18 SF



In the above picture, the subject property is shown in the orange outline area.

The Village Zoning Ordinance requires the establishment of a principal use (dwelling for residentially zoned properties) prior to any accessory. This Conditional Use Permit request, if approved, would allow the private recreation facilities to be the principle use on the site.

**PUBLIC WATER AND SANITARY SEWER FACILITIES:** Water and sanitary sewer service in this area is provided by Sangamon Valley Public Water District.

**AVAILABILITY OF PUBLIC UTILITIES:** Public utilities exist in the area and are available to extend to the site.

**STREET ACCESS / TRAFFIC:** Ranch Lane has very little traffic as it currently only serves four (4) properties. Ranch Lane is a substandard road with no sidewalks. The required roadway improvements were deferred by the Board of Trustees during approval of the replat subdivision which includes the subject property.

The subject property has two (2) existing driveway approaches from Ranch Lane. There is no record of a driveway approach permit being issued for the current site accesses, but according to aerial photos, they appear to be in existence since 2014. The current right-of-way ordinance would not permit two (2) driveway approach accesses on Ranch Lane. The applicant has not provided information related to plans for driveway access related to the proposed development. The driveway approach access to the site would be reviewed for compliance with the Village Right-of-Way Ordinance as part of any future building permit request.

**STORMWATER MANAGEMENT:** The site generally drains to the north and east. The proposed project is expected to be exempt from stormwater review as the proposed development coverage area is minimal and expected to be below the requirement threshold.

**POLICE AND FIRE PROTECTION:** The Village of Mahomet Police Department currently provides police protection to this site which is approximately 1.7 miles from the police station. This property is within the Cornbelt Fire Protection District and is approximately 1.9 miles from the Main Street fire station.

**CONFORMANCE TO COMPREHENSIVE PLAN:** The Village of Mahomet 2016 Comprehensive Plan currently designates this site as part of the Northeast Mahomet functional framework area where there is a wide range of development density and character. The Comprehensive Plan Land Use Plan shows Two-family / small lot residential 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.

**SUITABILITY OF PROPOSED CONDITIONAL USE:** The owner of the subject property also currently owns two (2) adjacent residential lots (116 Karadan Drive and 206 Ranch Lane). One lot contains the owner's current residence. The subject property contains an existing private outdoor basketball court, driveway and parking areas that appear to exist since 2014.

**STANDARDS FOR CONDITIONAL USES:** The standards set forth below may be assured through the imposition of specific conditions for the Conditional Use Permit. The Mahomet Zoning ordinance states that Conditional uses must be planned in such a manner to assure that:

1. 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.

2. The conditional use will not 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 with the neighborhood.
3. The establishment on the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. Adequate utilities access roads, drainage and/or other necessary facilities will be provided.
5. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. The conditional use shall, in all respects, conform to the applicable regulations of the district in which it is located and the Board shall find that this is a public necessity.

The Conditional Use Permit process allows the Village to establish site-specific conditions upon a particular use to assure that the use does not adversely impact the neighborhood. The Plan and Zoning Commission will need to consider what conditions, if any, should be a part of the conditional use permit. Staff recommended conditions are listed below and can be altered by the PZC as necessary.

**VILLAGE STAFF RECOMMENDATION:** Village staff recommend the PZC impose the following conditions on the conditional use permit:

1. **USE:** The private recreation use on the site is limited to private use only by the owner and owner's guests. No business activity or charge-based use shall be permitted.
2. **SETBACKS:** Any structure (both primary and accessory) on the site must maintain a minimum setback of 10 feet from all side and rear yard lines.
3. **TREE LINE:** There is an existing tree line that starts approximately 120 ft south from the northwest property pin along Ranch Lane and continues for approximately 220 feet along Ranch Lane. The existing tree line contains 16 evergreen trees. The existing evergreen tree line must be maintained, and the owner must replace trees as needed. A combination of evergreen and deciduous trees as a continuous tree line in the location of the existing tree line is acceptable as long as it provides a visual buffer from Ranch Lane.
4. 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.
5. The site must comply with all applicable provisions of the Zoning Ordinance and any other applicable Village code.

**PROCEDURES:** A draft resolution is presented with staff recommendations for conditions. However, the commission should consider the public hearing testimony and the testimony of the petitioner in the meeting and modify the proposed conditions as needed.

**ATTACHMENTS:**

- 1) Draft Resolution
- 2) Conditional Use Application with site drawing

## RESOLUTION FOR PLAN & ZONING COMMISSION

### A Resolution Concerning a Conditional Use Permit to establish private recreational facilities where buildings do not occupy more than 10% of the site in the R-1A Single-Family Residential District

- WHEREAS,** the Board of Trustees of the Village of Mahomet, pursuant to the authority conferred by the Statutes of the State of Illinois, has established certain standards and procedures, including Comprehensive Plan designations and policies for the use of land and for zoning establishment and amendment within the corporate Limits of the Village of Mahomet, Illinois; and,
- WHEREAS,** the Petitioner, Paul and Brooke Sahni, requested a conditional use permit be granted under the terms of the Village Zoning Ordinance to allow private recreational facilities where buildings do not occupy more than 10% of the site on land located within the R-1A Single-Family Residential District; and,
- WHEREAS,** the subject property is located on the east side of Ranch Lane approximately 320 feet south of the Karadan Drive and Ranch Lane intersection and the legal description for the proposed Conditional Use Permit is as follows:
- Lot 4A of Replat of Lot 4 of Shreeves First Subdivision as per plat recorded April 12, 2010, as Document No. 2010R06945, situated in Champaign County, Illinois.
- WHEREAS,** the Petitioner has submitted certain documents for review and approval by the Village; and,
- WHEREAS,** a Public Hearing concerning the proposed Conditional Use Permit was held on August 5, 2025 by the Plan and Zoning Commission to solicit evidence and testimony from the public; and,
- WHEREAS,** the Village Planner, Village Engineer, and Village Attorney provided staff with technical background, review and analysis regarding the requested conditional use; and,
- WHEREAS,** the Plan and Zoning Commission met and reviewed the evidence and testimony submitted and considered all of the available factual evidence concerning the requested action; and,
- WHEREAS,** the Plan and Zoning Commission adopted findings of fact and further provided a recommendation to the Board of Trustees to approve the requested action.

**BE IT THEREFORE RESOLVED** this 5<sup>th</sup> day of August, 2025 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 / DENY** the requested Conditional Use Permit to establish private recreational facilities where buildings do not occupy more than 10% of the site 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. **USE:** The private recreation use on the site is limited to private use only by the owner and owner’s guests. No business activity or charge-based use shall be permitted.
  2. **SETBACKS:** Any structure (both primary and accessory) on the site must maintain a minimum setback of 10 feet from all side and rear yard lines.
  3. **TREE LINE:** There is an existing tree line that starts approximately 120 ft south from the northwest property pin along Ranch Lane and continues for approximately 220 feet along Ranch Lane. The existing tree line contains 16 evergreen trees. The existing evergreen tree line must be maintained, and the owner must replace trees as needed. A combination of evergreen and deciduous trees as a continuous tree line in the location of the existing tree line is acceptable as long as it provides a visual buffer from Ranch Lane.
  4. 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.
  5. The site must comply with all applicable provisions of the Zoning Ordinance and any other applicable Village code.
- 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 / WILL NOT** be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
  - b. The conditional use **WILL / WILL NOT** 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 / 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 / WILL NOT** be provided;
  - e. The conditional use **DOES / DOES NOT** in all other respects conform to the applicable regulations of the district in which it is located;

- f. There **IS / IS NOT** a public necessity for the conditional use at this site;
  - g. The proposed conditional use **DOES / DOES NOT** conform with the intent of the Village Comprehensive Plan.
  - h. The proposed conditional use **WILL / WILL NOT** be compatible with the established land use pattern in the vicinity.
  - i. The site **IS / IS NOT** suitable for the proposed conditional use.
  - j. The proposed conditional use **WILL / WILL NOT** significantly adversely impact existing traffic patterns.
  - k. Adequate facilities for municipal water supply and wastewater disposal **ARE / ARE NOT** available for the site.
  - l. Adequate provisions for stormwater drainage **ARE / ARE NOT** available for the site.
  - m. The proposed conditional use **WILL / WILL NOT** adversely impact police protection, fire protection, schools, or public facilities.
  - n. The proposed conditional use **WILL / WILL NOT** conflict with existing public commitments for planned public improvements.
  - o. The proposed conditional use **WILL / WILL NOT** preserve the essential character of the neighborhood in which it is located.
  - p. The proposed conditional use **WILL / WILL NOT** alter the population density pattern and **WILL / WILL NOT** adversely impact public facilities.
  - q. The proposed conditional use **WILL / WILL NOT** result in private investment that will be beneficial to the proper development of the community.
  - r. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 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.

\_\_\_\_\_  
Chair, Plan and Zoning Commission

Case Name: CU  
ZA 2025-01

**REQUEST FOR CONDITIONAL USE**  
**VILLAGE OF MAHOMET**

**DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY**

Date Filed: 07/10/2025 Date of Hearing: 08/05/2025

Date of Published Notice: 07/19/2025 Newspaper: News-Gazette

Fee Paid – Receipt No.: CK 3022 Amount: \$500.00 Date: 07/10/2025

Comments (indicate other actions such as continuances): \_\_\_\_\_

Action by Board on Request: Conditional Use Permit to establish private recreation facilities where buildings don't occupy more than 10% of the site.

**NOTICE TO APPLICANTS**

1. A Conditional Use Permit is a Zoning adjustment which permits a change in district requirements and which permits uses not normally allowed by strict application of the ordinance. The Village of Mahomet may impose any conditions of acceptance which it deems to be in the best interests of the community, to which the applicant must abide. Those conditions may include compliance to a site development plan.
2. No Conditional Use Permit will be granted which would adversely affect surrounding property or the general neighborhood. All Conditional Uses must be in harmony with the intent and purpose of the Zoning Ordinance.
3. There will be no refund of application fee for any Conditional Use Permit not granted or withdrawn.
4. No incomplete applications will be acted upon.
5. Granting a Conditional Use Permit requires that the Village hold a Public Hearing regarding the request and publication of a Public Notice 15 days in advance of the Hearing. Applicants are urged to coordinate their activities with Village staff to assure consideration of their request in as timely a manner as is reasonably possible.

**DATE ON APPLICANT AND OWNERS**

Name of Applicant(s): Myers Construction Services Phone: 217-474-6582  
Address of Applicant(s): 14849 Baltic Drive, Danville, IL 61834  
Property Interest of Applicant(s): General contractor  
(Owner, Contract Purchaser/Agent, etc.)  
Name of Owner: Paul and Brooke Sahni  
Address of Owner: 116 Karadan Dr, Mahomet, IL

**ADDRESS, AND DESCRIPTION OF PROPERTY**

Address: 204/206 Ranch Ln, Mahomet, IL  
Width of Lot: \_\_\_\_\_ Length of Lot: \_\_\_\_\_ Lot Area (Square feet): 14.4 Acres  
Tax Parcel Number: 151314251007

Legal Description (or attach legal description):  
Lot 4A of Replat of lot 4 of Shreeves First  
Subdivision as per plat recorded April 12, 2010  
as document No. 2010 R06945

**LAND USE AND ZONING**

Present Zoning: R1A  
Present Land Use: Unimproved  
Proposed Land Use: Recreational building for personal use

	Surrounding Zoning	Surrounding Land Use
North	<u>R1A</u>	_____
South	<u>R1A</u>	_____
East	<u>R1A</u>	_____
West	<u>R1A</u>	_____

**REASONS FOR REQUEST FOR CONDITIONAL USE PERMIT**

NOTE: The Following questions must be answered completely. If additional space is needed, attach extra pages to the application. Before answering, read the **Notice to Applicants** attached.

1. Describe in detail the purposed conditional use being requested.  
Privately operated swimming pool on a site of not less than 5 Acres  
Private recreational facility where the buildings do not occupy more than 10% of the site area  
\_\_\_\_\_  
\_\_\_\_\_
  
2. Are there other sites available for the proposed use? Explain.  
No  
\_\_\_\_\_  
\_\_\_\_\_
  
3. What circumstances justify the need for the proposed use at this location? Elaborate.  
The owners of the property want to have indoor recreational use year round and the owners  
live on the attached lots. This location meets the owners needs.  
\_\_\_\_\_  
\_\_\_\_\_
  
4. Does any violation of the Village of Mahomet Zoning Ordinance exist on the property at the present time? Yes \_\_\_\_\_ No X If yes, how?  
\_\_\_\_\_  
\_\_\_\_\_
  
5. Is the subject property planned to be improved? Yes X No \_\_\_\_\_  
When? Fall 2025  
What improvements are planned? Erection of 2 pole buildings to house a basketball court,  
swimming pool, and additional garage storage space for personal use.  
\_\_\_\_\_  
\_\_\_\_\_
  
6. Will the grant of conditional use in the form requested be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance? Elaborate.  
Yes, the structures will be built away from most adjacent property owners and the tree line  
consisting of mature trees separate the nearest property owner to the site.  
\_\_\_\_\_  
\_\_\_\_\_

7. Have there been major land use changes since zoning was applied in 1963 i.e. new expressway, new dam, etc? Elaborate.

No

8. Would the proposed change create an isolated use unrelated to adjacent land use or zoning? Explain.

No

9. Can the owner of the property realize an economic benefit from permitted uses in accordance with existing zoning? Elaborate.

No

10. Are there other sites available already zoned for the proposed use? Elaborate.

No

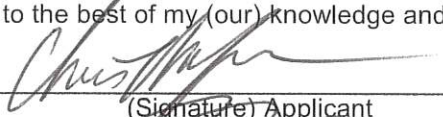
11. Additional comments by the Applicant: \_\_\_\_\_

**SKETCH PLAN**

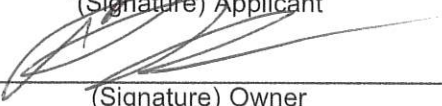
1. Is there a scaled plot plan attached that indicates the location of the premises and the nature of the site? Yes X No \_\_\_\_\_ (Application will not be processed without the required drawing)

2. Additional exhibits submitted by Applicant: \_\_\_\_\_

I (we) certify that all of the above statements and the statements contained in any papers or plan submitted herewith are true to the best of my (our) knowledge and belief.

  
(Signature) Applicant

7/9/25  
Date

  
(Signature) Owner

7-9-25  
Date

2010R 0694E

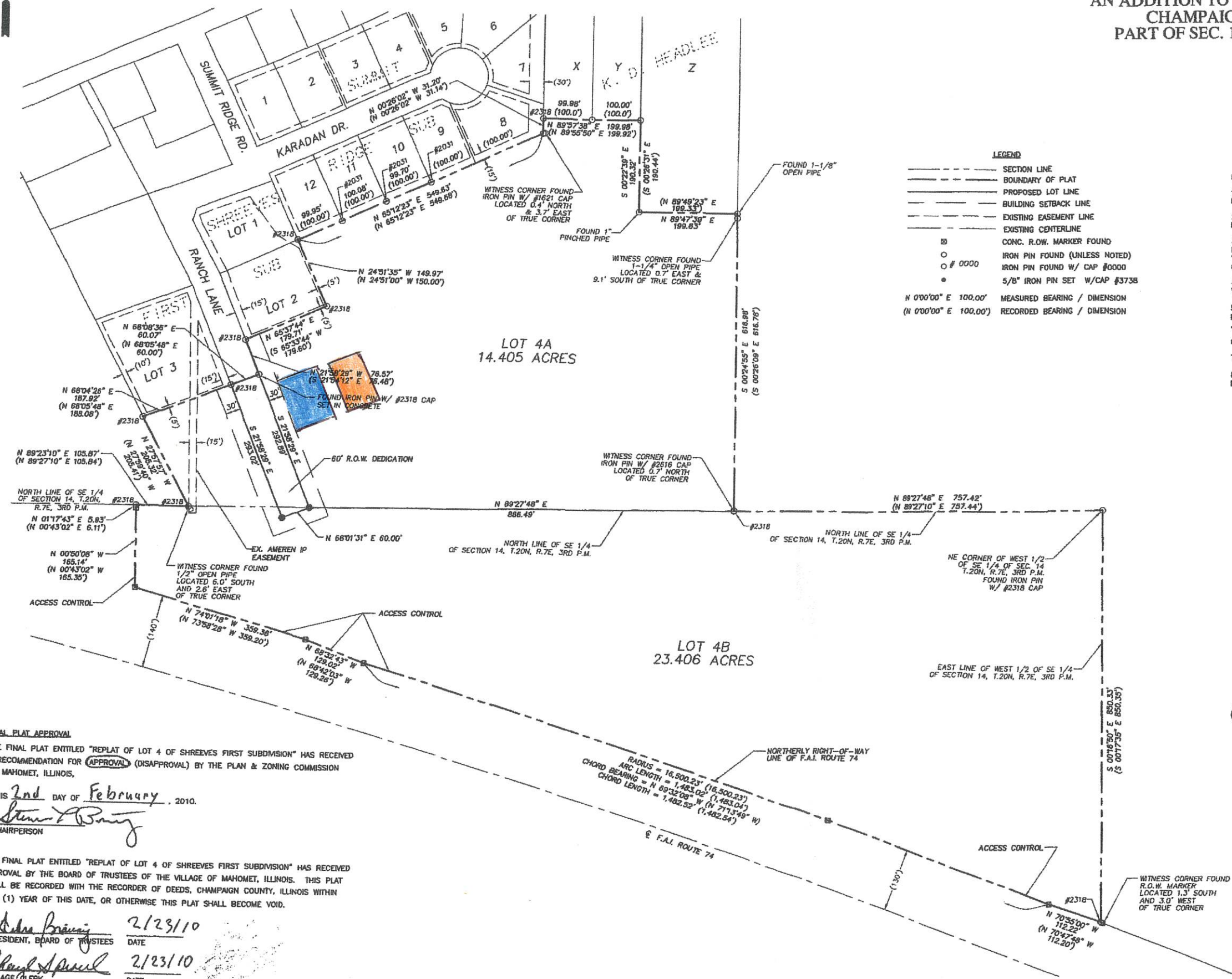
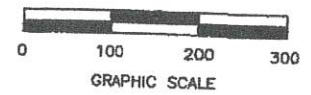
80x110 Basketball  
80x100 Swimming and  
Garage/Storage

# FINAL PLAT REPLAT OF LOT 4 OF SHREEVES FIRST SUBDIVISION

AN ADDITION TO THE VILLAGE OF MAHOMET,  
CHAMPAIGN COUNTY, ILLINOIS  
PART OF SEC. 14, T. 20 N., R. 7 E., 3rd. P.M.

ENGINEER/SURVEYOR:  
BKB ENGINEERING, INC.  
P.O. BOX 1127  
MAHOMET, IL 61853  
(217) 586-1803  
FAX (217) 586-6757

OWNER/SUBDIVIDER:  
JEAN M. SHREEVES,  
AS TRUSTEE OF THE  
JEAN M. SHREEVES  
TRUST, 9/17/08  
205 S. RANCH LANE  
MAHOMET, IL 61853



**LEGEND**

---	SECTION LINE
---	BOUNDARY OF PLAT
---	PROPOSED LOT LINE
---	BUILDING SETBACK LINE
---	EXISTING EASEMENT LINE
---	EXISTING CENTERLINE
⊗	CONC. R.O.W. MARKER FOUND
○	IRON PIN FOUND (UNLESS NOTED)
○ # 0000	IRON PIN FOUND W/ CAP #0000
●	5/8" IRON PIN SET W/CAP #3738
N 0°00'00" E 100.00'	MEASURED BEARING / DIMENSION
(N 0°00'00" E 100.00')	RECORDED BEARING / DIMENSION

- NOTES:**
1. THE SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MAHOMET.
  2. ALL YARD SETBACKS SHALL BE IN ACCORDANCE WITH THE VILLAGE OF MAHOMET, ILLINOIS ZONING ORDINANCE.
  3. ALL BEARINGS REFER TO THE SOUTHERLY LINE OF LOTS 8 TO 12 SHOWN AS N 65°12'23" E ON THE FINAL PLAT OF SUMMIT RIDGE SUBDIVISION AS RECORDED IN BOOK "AA" AT PAGE 265 IN THE OFFICE OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE.
  4. NO PART OF THE AREA COVERED BY THIS PLAT IS SITUATED WITHIN 500 FEET OF A WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
  5. THE SUBDIVISION IS LOCATED WITHIN FLOOD HAZARD AREA - (ZONE X), AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (PANEL NO. 170894 0095 B, DATED JANUARY 2, 2003).
  6. FIELDWORK FOR THIS SUBDIVISION WAS PERFORMED IN NOVEMBER 2009.
  7. LOT 4B SHALL HAVE NO VEHICULAR ACCESS TO F.A.I. ROUTE 74.
  8. THE AREA INDICATED AS 80' WIDE R.O.W. DEDICATION SHALL BE DEDICATED FOR PUBLIC ROADWAY AND UTILITY PURPOSES BY THIS PLAT.

STATE OF ILLINOIS }  
COUNTY OF CHAMPAIGN } S.S.

I, BRYAN K. BRADSHAW, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3738 DO HEREBY CERTIFY THAT AT THE REQUEST OF JEAN M. SHREEVES, AS TRUSTEE OF THE JEAN M. SHREEVES TRUST, 9/17/08, I HAVE SURVEYED AND SUBDIVIDED THE HERINAFTER DESCRIBED TRACT OF LAND INTO TWO LOTS NUMBERED 4A AND 4B AS SHOWN ON THE ATTACHED PLAT. SAID PLAT IS A TRUE REPRESENTATION OF SAID SUBDIVISION, WHICH IS HERINAFTER TO BE KNOWN AS "REPLAT OF LOT 4 OF SHREEVES FIRST SUBDIVISION". THE SCALE ON THE PLAT IS AS INDICATED. ALL DISTANCES MARKED ON THE PLAT ARE IN FEET AND DECIMAL PARTS OF FEET. SUBDIVISION AND LOT CORNERS HAVE BEEN MONUMENTED AS SHOWN ON ATTACHED PLAT. I FURTHER CERTIFY THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THE PROPERTY TO BE SUBDIVIDED AND PLATTED IS DESCRIBED AS FOLLOWS:

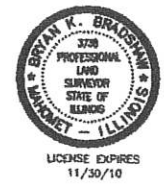
LOT 4 OF SHREEVES FIRST SUBDIVISION AS RECORDED AS DOCUMENT NUMBER 2000R13301 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE.

THE TOTAL ACREAGE FOR SAID REPLAT IS 38.215 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE SUBDIVIDED THE SAME INTO 2 LOTS, NUMBERED 4A & 4B AS SHOWN ON THE ATTACHED PLAT.

SIGNED AND SEALED THIS 1<sup>ST</sup> DAY OF FEBRUARY, 2010

*B.K. Bradshaw*  
BRYAN K. BRADSHAW  
ILLINOIS PROFESSIONAL LAND  
SURVEYOR NUMBER 3738



**FINAL PLAT APPROVAL**

THE FINAL PLAT ENTITLED "REPLAT OF LOT 4 OF SHREEVES FIRST SUBDIVISION" HAS RECEIVED A RECOMMENDATION FOR APPROVAL (DISAPPROVAL) BY THE PLAN & ZONING COMMISSION OF MAHOMET, ILLINOIS.

THIS 2nd DAY OF February, 2010.

*Steve Boney*  
Acting CHAIRPERSON

THE FINAL PLAT ENTITLED "REPLAT OF LOT 4 OF SHREEVES FIRST SUBDIVISION" HAS RECEIVED APPROVAL BY THE BOARD OF TRUSTEES OF THE VILLAGE OF MAHOMET, ILLINOIS. THIS PLAT SHALL BE RECORDED WITH THE RECORDER OF DEEDS, CHAMPAIGN COUNTY, ILLINOIS WITHIN ONE (1) YEAR OF THIS DATE, OR OTHERWISE THIS PLAT SHALL BECOME VOID.

*John Boney* 2/23/10  
PRESIDENT, BOARD OF TRUSTEES DATE

*Cheryl Spaul* 2/23/10  
VILLAGE CLERK DATE

PRESENTED FOR RECORDING  
AND RETURN TO:  
VILLAGE OF MAHOMET  
P.O. BOX 259  
MAHOMET, IL 61853