



**Plan and Zoning Commission
6:00 p.m. Tuesday September 2, 2025
Village of Mahomet - Administrative Office**

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. SWEAR IN NEW COMISSIONER**
- 4. 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.
- 5. MINUTES:** August 5, 2025
- 6. RESOLUTION(S) and MOTION(S) (TO BE ACTED UPON):**
MAP2024-03: HARVEST EDGE SECOND SUBDIVISION (FINAL PLAT)
A RESOLUTION CONCERNING A FINAL PLAT FOR HARVEST EDGE SECOND SUBDIVISION ON 20.46± ACRES OF LAND LOCATED ON THE SOUTH SIDE OF SOUTH MAHOMET ROAD APPROXIMATELY 150 FEET EAST OF THE LITTLEFIELD LANE AND SOUTH MAHOMET ROAD INTERSECTION
- 7. COMMISSIONER / STAFF COMMENTS:**

NEXT PZC MEETING – Tuesday October 7, 2025
- 8. ADJOURN**



Village of Mahomet

503 E. Main Street - P.O. Box 259 - Mahomet, IL 61853-0259
phone (217) 586-4456 fax (217) 586-5696

REPORT TO PLAN AND ZONING COMMISSION Meeting September 2, 2025

FROM: Abby Heckman, Village Planner

PROJECT: **MAP 2024-03: Harvest Edge Second (and Third) Subdivision - Final Plat**

PETITIONER: Unlimited Holdings LLC

ENGINEER: BKB Engineering

REQUESTED ACTION: **Recommendation to the Board of Trustees (BOT)
Approval of Final Plat**

INTRODUCTION: The Plan and Zoning Commission is asked to consider the Final Plat for Harvest Edge Second (and Third) Subdivision. The subdivision contains sixty-seven (67) residential lots and one (1) outlot. The plat is to be submitted in accordance with the standard procedures set forth in the Mahomet Subdivision Ordinance.

LOCATION / SITE DESCRIPTIONS: The site is located on the south side of South Mahomet Road approximately 150 feet east of the Littlefield Lane and South Mahomet Road intersection. The final plat includes 20.46± acres. The property within this subdivision is zoned R1C Single-Family Residential and is part of an approved preliminary plat and related development agreement (Recorded as document 2022R03898). Construction plans for this phase (phases 2 and 3) were approved by the BOT on April 22, 2025. The developer has opted to combine what was previously presented as phase 2 and 3 into a single plat.



CONFORMANCE TO ZONING ORDINANCE: The proposed lot sizes, lot widths, and yard setbacks comply with applicable requirements of the Village of Mahomet Zoning Ordinance.

PUBLIC WATER AND SANITARY SEWER FACILITIES: Public sanitary sewer and water mains are to be operated by the Village of Mahomet. Sanitary sewer and water main extensions are part of the approved Construction Plans.

AVAILABILITY OF PUBLIC UTILITIES: This site is adjacent to standard public municipal utilities. Extension of public utilities to serve the subdivision is expected. This subdivision involves the necessary extensions of services to all platted lots and accommodates future extensions to adjacent land by the provisions of utility easements.

STORMWATER MANAGEMENT: There is one (1) detention basin within Harvest Edge Subdivision which was established with the first phase.

STREET ACCESS / TRAFFIC: The final plat includes an east extension and dedication of right-of-way for Country Ridge Drive, along with a new road going south from Country Ridge Drive and a new road circling north and back to Country Ridge Drive. All of the proposed lots will have public right-of-way frontage.

A mid-block sidewalk that exists within the first phase of Harvest Edge Subdivision will be continued to the east and will connect the sidewalk from Littlefield Lane to the new street to the east. The mid-block sidewalk is located within Outlot 241 shown on the plat. Though the development agreement gives the developer the option to not install sidewalks along County Road 425 E, the developer has opted to provide sidewalk along County Road 425 E to the Country Ridge Drive intersection. The approved construction plans show the CR 425E sidewalk extended along the frontage of this phase.

Six (6) waivers related to right-of-way width dedication for local streets and cul-de-sacs, block length, half roadway improvements for CR 425 E south of Country Ridge Drive, and southern roadway extension were approved with the related Preliminary Plat in September 2024. One (1) additional waiver was approved with the construction plans related to the distance between Allis Drive centerline to the edge of pavement of County Road 425 East. No additional waivers have been requested as part of this final plat request.

New road names shown are subject to final review and could change prior to subdivision recording.

POLICE AND 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 1.8 miles from the Main Street fire station.

OUTSIDE AGENCY REVIEW: The Final Plat is required to be forwarded to outside agencies for review. No objections had been received at the time of this report and easements are required on the plat as typically provided.

SUBSIDIARY DOCUMENTS: The Owner's Certificate and other legal documents were submitted to the Village for review. Village staff is in process of reviewing and providing the developer's attorney with identified modifications necessary to support the plat. Staff will ensure final documents are compliant and support the plat prior to recording.

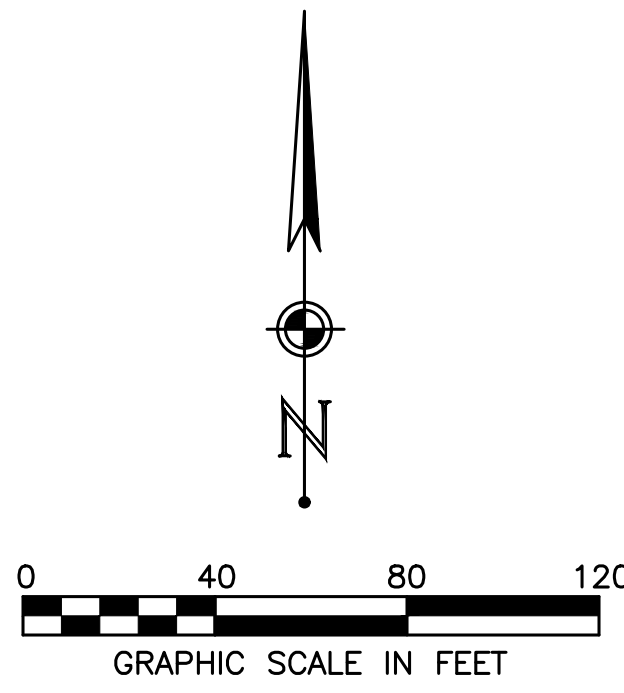
FINAL PLAT / PROCEDURAL ISSUES: The petitioner submitted a complete application package to the Village for review and approval. Staff identified some minor modifications to the Final Plat and forwarded them to the developer's engineer as technical comments.

VILLAGE STAFF RECOMMENDATION: Staff supports a recommendation by the Plan and Zoning Commission for approval of the Final Plat subject to the standard conditions.

SUMMARY: A recommendation from the PZC to the BOT related to the approval of the Final Plat for Harvest Edge Second (and Third) Subdivision is requested by the developer. A draft resolution is enclosed for consideration by the Commission. The Plan and Zoning Commission should feel free to modify the resolution as needed.

ATTACHMENTS:

- A. Final Plat
- B. Draft Resolution



LEGEND

— AC —	VEHICLE ACCESS CONTROL	●	5/8" IRON PIN SET W/CAP 3738
— BOUNDARY OF PLAT	BOUNDARY OF PLAT	■	5/8" IRON PIN SET W/CAP 3738 SET IN CONCRETE
- - - PROPOSED LOT LINE	PROPOSED LOT LINE	○	IRON ROD FOUND W/ "PCE PLS 3842" YELLOW CAP (UNLESS NOTED OTHERWISE)
- - - EXISTING LOT LINE	EXISTING LOT LINE	PC	POINT OF CURVATURE
— 25' BUILDING SETBACK LINE	25' BUILDING SETBACK LINE	PT	POINT OF TANGENCY
- - - EXISTING PUBLIC UTILITY AND DRAINAGE EASEMENT LINE	EXISTING PUBLIC UTILITY AND DRAINAGE EASEMENT LINE		
- - - PROPOSED DRAINAGE & PUBLIC EASEMENT CENTERLINE	PROPOSED DRAINAGE & PUBLIC EASEMENT CENTERLINE		

(N 00°00'00" E 100.00') RECORD BEARING / DIMENSION

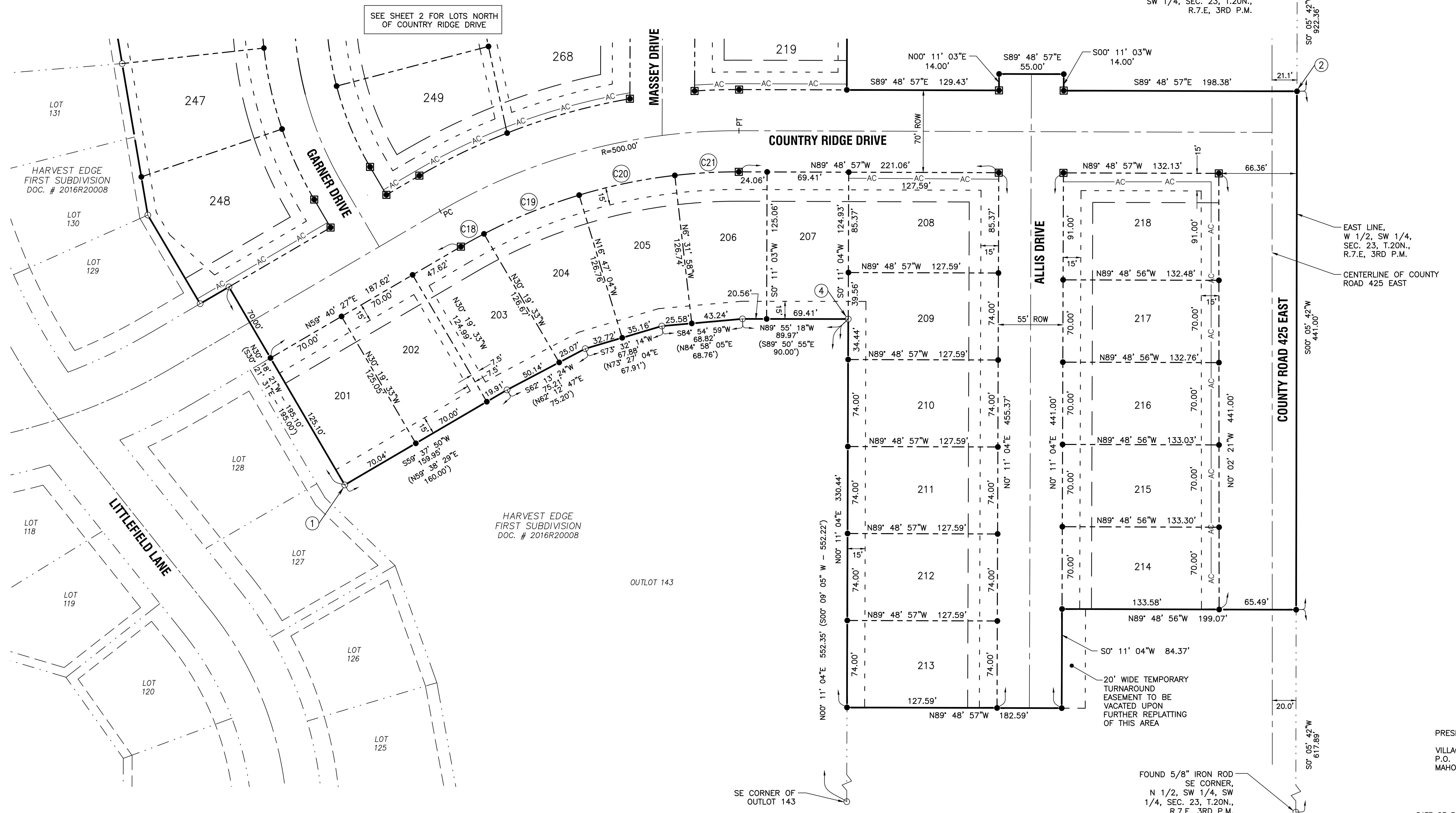
FINAL PLAT

HARVEST EDGE SECOND SUBDIVISION

MAHOMET, CHAMPAIGN COUNTY, ILLINOIS
PART OF W 1/2, SW 1/4, SEC. 23, T. 20 N., R. 7 E., 3rd. P.M.

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



POINT OF COMMENCEMENT
 FOUND 5/8" IRON ROD
 NE CORNER, W 1/2,
 SW 1/4, SEC. 23, T.20N.,
 R.7.E, 3RD P.M.

EAST LINE,
 W 1/2, SW 1/4,
 SEC. 23, T.20N.,
 R.7.E, 3RD P.M.

CENTERLINE OF COUNTY
 ROAD 425 EAST

HARVEST EDGE
 FIRST SUBDIVISION
 DOC. # 2016R20008

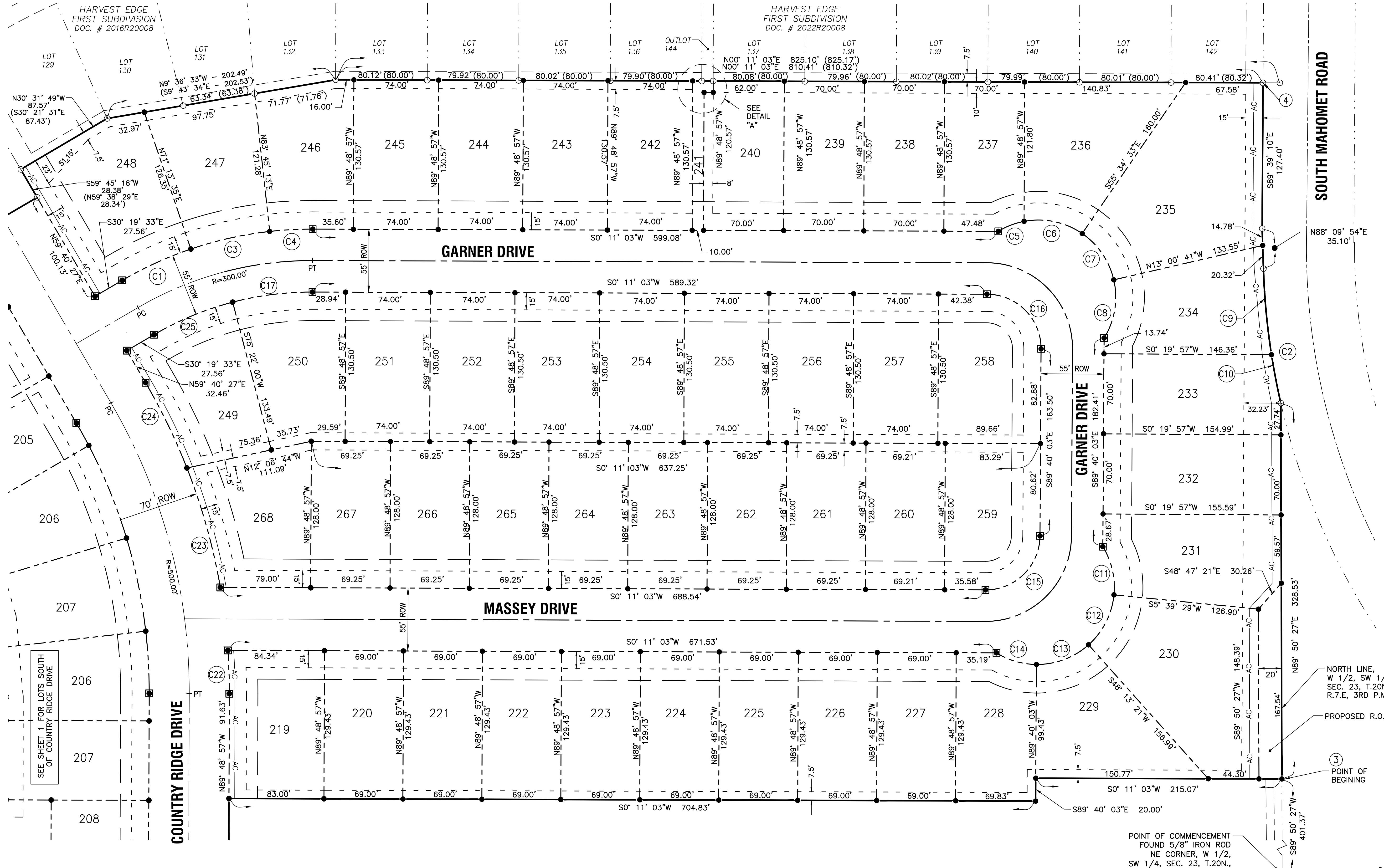
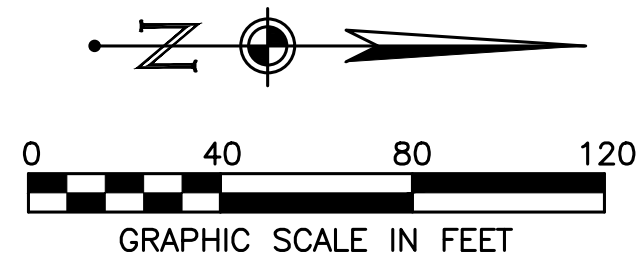
FOUND 5/8" IRON ROD
 SE CORNER,
 N 1/2, SW 1/4, SW
 1/4, SEC. 23, T.20N.,
 R.7.E, 3RD P.M.

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

FINAL PLAT

HARVEST EDGE SECOND SUBDIVISION

MAHOMET, CHAMPAIGN COUNTY, ILLINOIS
PART OF W 1/2, SW 1/4, SEC. 23, T. 20 N., R. 7 E., 3rd. P.M.



SOUTH MAHOMET ROAD

SEE SHEET 1 FOR LOTS SOUTH OF COUNTRY RIDGE DRIVE

NORTH LINE, W 1/2, SW 1/4, SEC. 23, T.20N., R.7.E, 3RD P.M.
PROPOSED R.O.W.
③ POINT OF BEGINNING

POINT OF COMMENCEMENT
FOUND 5/8" IRON ROD
NE CORNER, W 1/2,
SW 1/4, SEC. 23, T.20N.,
R.7.E, 3RD P.M.

STATE OF ILLINOIS)
) S.S.
 COUNTY OF CHAMPAIGN)

FINAL PLAT

HARVEST EDGE SECOND SUBDIVISION

MAHOMET, CHAMPAIGN COUNTY, ILLINOIS

PART OF W 1/2, SW 1/4, SEC. 23, T. 20 N., R. 7 E., 3rd. P.M.

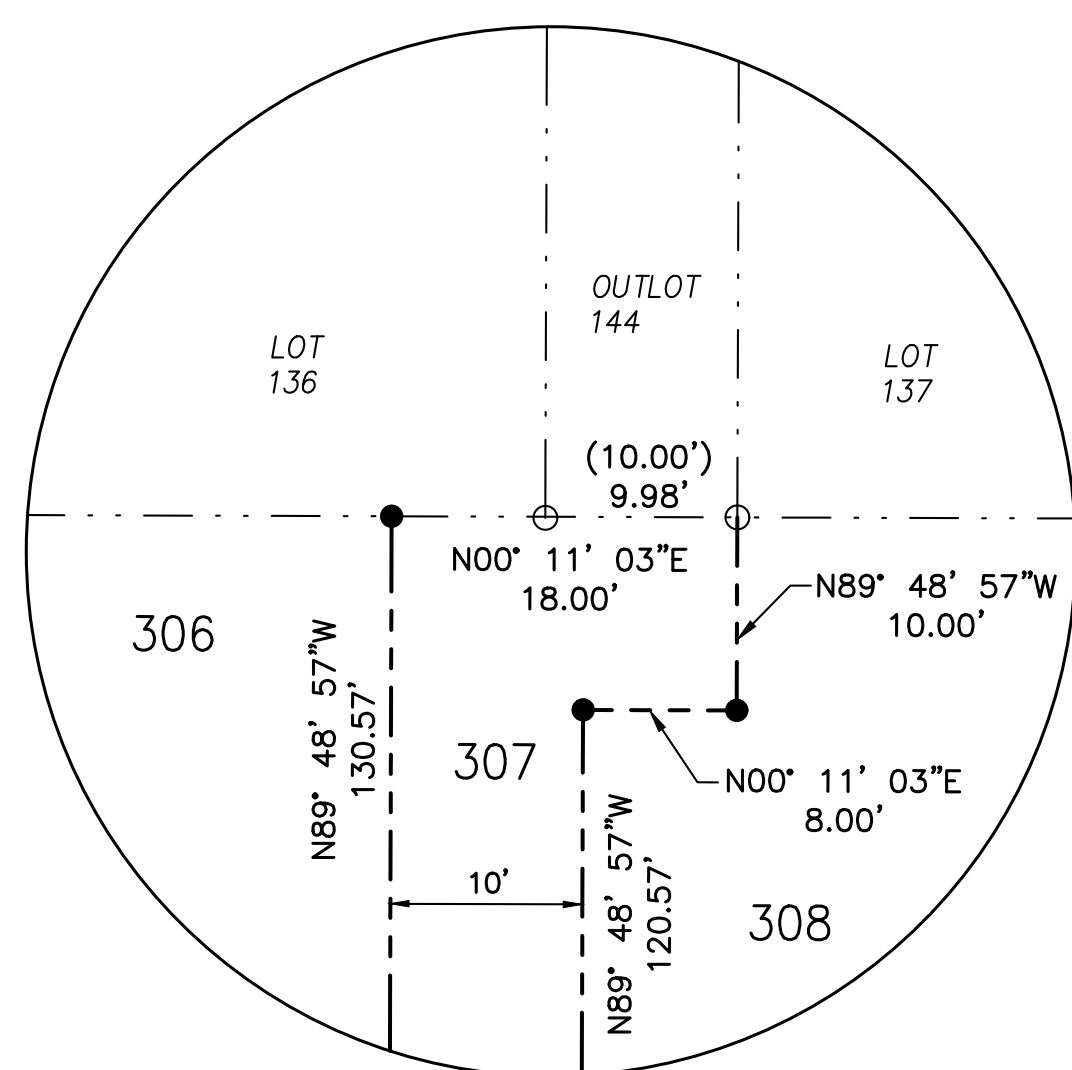
I, BRYAN K. BRADSHAW, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3738 DO HEREBY CERTIFY THAT AT THE REQUEST OF UNLIMITED HOLDINGS, LLC—HARVEST EDGE, I HAVE SURVEYED AND SUBDIVIDED THE HEREINAFTER DESCRIBED TRACT OF LAND INTO LOTS AS SHOWN ON THE ATTACHED PLAT. SAID PLAT IS A TRUE REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREAFTER TO BE KNOWN AS "HARVEST EDGE SECOND 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:

A TRACT OF LAND BEING A PART OF THE WEST ONE—HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST ONE—HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS; THENCE S89° 50' 27"W ALONG THE NORTH LINE OF SAID WEST ONE—HALF OF THE SOUTHWEST QUARTER FOR A DISTANCE OF 401.37 FEET TO THE POINT OF BEGINNING; THENCE S 00° 11' 03" W FOR A DISTANCE OF 215.07 FEET; THENCE S 89° 40' 03" E FOR A DISTANCE OF 20.00 FEET; THENCE S 00° 11' 03" W FOR A DISTANCE OF 704.83 FEET; THENCE S89° 48' 57"E FOR A DISTANCE OF 129.43 FEET; THENCE N0° 11' 03"E FOR A DISTANCE OF 14.00 FEET; THENCE S89° 48' 57"E FOR A DISTANCE OF 55.00 FEET; THENCE S0° 11' 03"W FOR A DISTANCE OF 14.00 FEET; THENCE S89° 48' 57"E FOR A DISTANCE OF 198.38 FEET TO THE EAST LINE OF SAID WEST ONE—HALF OF THE SOUTHWEST QUARTER; THENCE S0° 05' 42"W CONTINUING ALONG SAID EAST LINE OF THE WEST ONE—HALF OF THE SOUTHWEST QUARTER FOR A DISTANCE OF 441.00 FEET; THENCE N89° 48' 56"W FOR A DISTANCE OF 199.07 FEET; THENCE S0° 11' 04"W FOR A DISTANCE OF 84.37 FEET; THENCE N89° 48' 57"W FOR A DISTANCE OF 182.59 FEET TO THE EAST LINE OF OUTLOT 143 OF HARVEST EDGE FIRST SUBDIVISION AS RECORDED AS DOCUMENT NUMBER 2016R20008 IN THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE N0° 11' 04"E ALONG SAID EAST LINE OF OUTLOT 143 FOR A DISTANCE OF 330.44 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 143; THENCE N89° 55' 18"W ALONG THE NORTHERLY LINE OF SAID OUTLOT 143 FOR A DISTANCE OF 89.97 FEET; THENCE S84° 54' 59"W CONTINUING ALONG SAID NORTHERLY LINE OF OUTLOT 143 FOR A DISTANCE OF 68.82 FEET; THENCE S73° 32' 14"W CONTINUING ALONG SAID NORTHERLY LINE OF OUTLOT 143 FOR A DISTANCE OF 67.88 FEET; THENCE S62° 13' 24"W CONTINUING ALONG SAID NORTHERLY LINE OF OUTLOT 143 FOR A DISTANCE OF 75.21 FEET; THENCE S59° 37' 50"W CONTINUING ALONG SAID NORTHERLY LINE OF OUTLOT 143 FOR A DISTANCE OF 159.95 FEET; THENCE N30° 18' 21"W CONTINUING ALONG SAID NORTHERLY LINE OF OUTLOT 143 FOR A DISTANCE OF 125.10 FEET TO THE SOUTH RIGHT—OF—WAY LINE OF COUNTRY RIDGE DRIVE; THENCE N30° 18' 21"W ALONG THE EASTERLY LINE OF SAID HARVEST EDGE FIRST SUBDIVISION FOR A DISTANCE OF 70.00 FEET TO THE NORTH RIGHT—OF—WAY LINE OF COUNTRY RIDGE DRIVE; THENCE S59° 45' 18"W ALONG SAID NORTH RIGHT—OF—WAY LINE OF COUNTRY RIDGE DRIVE FOR A DISTANCE OF 28.38 FEET TO THE SOUTHEAST CORNER OF LOT 129 OF SAID HARVEST EDGE FIRST SUBDIVISION; THENCE N30° 31' 49"W ALONG THE EASTERLY LINE OF SAID LOT 129 FOR A DISTANCE OF 87.57 FEET TO THE SOUTHEAST CORNER OF LOT 130 OF SAID HARVEST EDGE FIRST SUBDIVISION; THENCE N 09° 36' 33" W ALONG SAID EASTERLY LINE OF HARVEST EDGE FIRST SUBDIVISION FOR A DISTANCE OF 202.49 FEET; THENCE N 00° 11' 03" E CONTINUING ALONG SAID EASTERLY LINE OF HARVEST EDGE FIRST SUBDIVISION FOR A DISTANCE OF 810.41 FEET TO THE NORTHEAST CORNER OF SAID HARVEST EDGE FIRST SUBDIVISION, BEING A POINT ON THE SOUTHERLY RIGHT—OF—WAY LINE OF SOUTH MAHOMET ROAD; THENCE S 89° 39' 10" E ALONG SAID SOUTHERLY RIGHT—OF—WAY LINE OF SOUTH MAHOMET ROAD FOR A DISTANCE OF 127.40 FEET; THENCE N 88° 09' 54" E CONTINUING ALONG SAID SOUTHERLY RIGHT—OF—WAY LINE OF SOUTH MAHOMET ROAD FOR A DISTANCE OF 35.10 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT—OF—WAY LINE OF SOUTH MAHOMET ROAD ALONG A NON—TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 613.50 FEET, A CHORD LENGTH OF 118.52 FEET, A CHORD BEARING OF N 82°38'22"E FOR AN ARC LENGTH OF 118.70 FEET TO SAID NORTH LINE OF THE WEST ONE—HALF OF THE SOUTHWEST QUARTER; THENCE N 89° 50' 27" E ALONG SAID NORTH LINE OF THE WEST ONE—HALF OF THE SOUTHWEST QUARTER FOR A DISTANCE OF 328.53 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 20.462 ACRES, MORE OR LESS.

SIGNED AND SEALED THIS _____ DAY OF _____, 2025

BRYAN K. BRADSHAW
 ILLINOIS PROFESSIONAL LAND
 SURVEYOR NUMBER 3738



DETAIL "A"

NOTES:

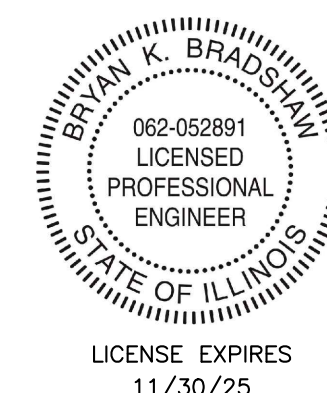
1. THE SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MAHOMET.
2. BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83.
3. ALL YARD SETBACKS SHALL BE IN ACCORDANCE WITH THE VILLAGE OF MAHOMET ZONING ORDINANCE.
4. NO PART OF THE AREA COVERED BY THIS PLAT IS SITUATED WITHIN 500 FEET OF A WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
5. THE SUBDIVISION IS LOCATED WITHIN ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE), BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NOS. 17019C0267D, DATED OCTOBER 2, 2013.
6. FIELDWORK FOR THIS SUBDIVISION WAS PERFORMED IN JULY 2024.
7. NO INDEPENDENT REVIEW OF EASEMENTS FOR THIS SUBDIVISION WAS PERFORMED

DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE SITE DRAINAGE CONDITIONS AND SURFACE WATER DRAINAGE WILL NOT BE CHANGED BY THIS SUBDIVISION, OR IF SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR DRAINAGE FACILITIES WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

DATE: _____

BRYAN K. BRADSHAW
 ILLINOIS PROFESSIONAL
 ENGINEER NO. 52891



OWNER : _____

ROB FRERICHS
 UNLIMITED HOLDINGS, LLC—LAND

FINAL PLAT APPROVAL

THE FINAL PLAT ENTITLED "HARVEST EDGE SECOND SUBDIVISION" HAS RECEIVED A RECOMMENDATION FOR (APPROVAL) (DISAPPROVAL) BY THE PLAN & ZONING COMMISSION OF MAHOMET, ILLINOIS,

THIS _____ DAY OF _____, 2025

CHAIRPERSON

THE FINAL PLAT ENTITLED "HARVEST EDGE SECOND 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.

PRESIDENT, BOARD OF TRUSTEES _____ DATE _____

VILLAGE CLERK _____ DATE _____

STATE PLANE COORDINATE TABLE

HORIZONTAL DATUM IS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM NAD 83 (EAST ZONE).

POINT	NORTHING	EASTING
①	1277703.18	969245.04
②	1278038.01	970054.80
③	1278959.25	969654.95
④	1278942.81	969046.40

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	66.03'	327.50'	N24° 32' 59"W	65.92'
C2	118.70'	613.50'	N82° 38' 22"E	118.52'
C3	70.75'	327.50'	N12° 35' 07"W	70.61'
C4	37.62'	327.50'	N03° 06' 22"W	37.60'
C5	24.30'	67.50'	N21° 05' 19"W	24.17'
C6	53.25'	67.50'	N11° 49' 28"E	51.88'
C7	50.15'	67.50'	N55° 42' 23"E	49.00'
C8	52.93'	67.50'	S80° 32' 46"E	51.59'
C9	75.60'	613.50'	N84° 39' 07"E	75.56'
C10	43.10'	613.50'	N79° 06' 32"E	43.09'
C11	43.93'	67.50'	N77° 00' 52"E	43.16'
C12	50.15'	67.50'	S63° 03' 35"E	49.00'
C13	49.84'	67.50'	S20° 37' 25"E	48.72'
C14	36.80'	67.50'	S16° 09' 02"W	36.35'
C15	74.49'	47.50'	S44° 44' 30"E	67.09'
C16	74.74'	47.50'	S45° 15' 30"W	67.26'
C17	70.47'	272.50'	S07° 13' 28"E	70.28'
C18	22.39'	465.00'	N61° 03' 13"E	22.39'
C19	87.51'	465.00'	N67° 49' 28"E	87.38'
C20	83.20'	465.00'	N78° 20' 29"E	83.09'
C21	54.51'	465.00'	N86° 49' 33"E	54.48'
C22	37.83'	535.00'	N88° 09' 30"E	37.82'
C23	108.63'	535.00'	N74° 22' 42"E	108.44'
C24	82.99'	535.00'	N64° 07' 05"E	82.90'
C25	74.63'	272.50'	N22° 28' 46"W	74.40'

LOT NUMBER	AREA (SF)	LOT NUMBER	AREA (SF)
201	8,757	235	18,544
202	8,751	236	12,228
203	8,800	237	9,023
204	9,152	238	9,140
205	9,074	239	9,140
206	8,967	240	9,059
207	8,676	241	1,386
208	10,892	242	9,662
209	9,442	243	9,662
210	9,442	244	9,662
211	9,442	245	9,662
212	9,442	246	10,129
213	9,442	247	10,262
214	9,341	248	13,810
215	9,322	249	10,959
216	9,303	250	10,852
217	9,283	251	9,657
218	12,040	252	9,657
219	10,760	253	9,657
220	8,931	254	9,657
221	8,931	255	9,657
222	8,931	256	9,657
223	8,931	257	9,657
224	8,931	258	11,236
225	8,931	259	10,159
226	8,931	260	8,858
227	8,931	261	8,864
228	8,824	262	8,864
229	10,913	263	8,864
230	16,355	264	8,864
231	11,456	265	8,864
232	10,870	266	8,864
233	10,648	267	8,864
234	10,837	268	10,869

A RESOLUTION FOR THE PLAN AND ZONING COMMISSION

**CONCERNING THE FINAL PLAT FOR
HARVEST EDGE SECOND SUBDIVISION
VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS**

- 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 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 Second Subdivision** submitted certain documents, including a Final Plat, for review and approval by the Village of Mahomet; and,
- WHEREAS,** the Board of Trustees approved construction plans for **Harvest Edge Second (and Third) Subdivision** on April 22, 2025; and,
- WHEREAS,** Village staff, Village Engineer and Village Attorney reviewed the Final Plat and supporting technical documents for **Harvest Edge Second (and Third) Subdivision** and found that subject to minor modifications, the documents are satisfactory and in a form that complies with the Village of Mahomet Subdivision Ordinance requirements, and made recommendations concerning approval of said Final Plat; and,
- WHEREAS,** The Village Attorney reviewed the Owner's Certificate, County Clerk's Tax Certificate, and other legal documents for **Harvest Edge Second (and Third) Subdivision** and found that subject to minor modifications, they comply with the Subdivision Ordinance requirements; and,
- WHEREAS,** the developer submitted all required documents per Ordinance; and,
- WHEREAS,** the Plan and Zoning Commission met and reviewed the Final Plat, and the various subsidiary documents submitted, and found that it is, with minor modifications, generally satisfactory and in the prescribed form.

BE IT THEREFORE RESOLVED this 2nd day of September, 2025, by the Plan and Zoning Commission of the Village of Mahomet, that:

- A. The Plan and Zoning Commission does hereby recommend **APPROVAL / DENIAL** of the Final Plat for the **Harvest Edge Second (and Third) 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 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. 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.

Chair, Plan and Zoning Commission
Village of Mahomet