



**Plan and Zoning Commission
7:00 p.m. Tuesday, February 2, 2021
Village of Mahomet - Administrative Office
Virtual Meeting Via Zoom or Skype for Business**

Join Zoom Meeting

<https://us02web.zoom.us/j/83415261394?pwd=d1BsK3JzS1U4Mm8velViQ3k3Zkw3UT09>

Meeting ID: 834 1526 1394

Passcode: 61853

Phone: +1 312 626 6799 US (Chicago)

Meeting ID: 834 1526 1394

Passcode: 61853

Join by Skype for Business

<https://us02web.zoom.us/skype/83415261394>

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT: The Commission welcomes your input. Due to the current COVID-19 emergency and the Governor's executive orders, the meeting will have an online live participation option. We encourage all interested citizens that can, to participate online (login information provided above). Interested citizens are invited to provide comments either at the public hearing (online preferred) or by prior written statement. Public comments may be submitted in hard copy by placing them in the drop box outside of the Administrative Office (503 E. Main Street, Mahomet) before 2:00 pm on February 2, 2021. Other written comments may be submitted by emailing Abby Heckman, aheckman@mahomet-il.gov no later than the start of the meeting on February 2, 2021 to ensure placement of such comments in the official record of the meeting.

4. REVIEW/APPROVE MINUTES: January 5, 2021 (Provided at the meeting)

5. RESOLUTIONS and MOTIONS (TO BE ACTED UPON)

2021 OFFICIAL ZONING MAP

A RESOLUTION CONCERNING APPROVAL AND PUBLICATION OF THE 2021 OFFICIAL ZONING

HUNTERS RIDGE SEVENTH SUBDIVISION (FINAL PLAT)

A RESOLUTION CONCERNING A FINAL PLAT FOR HUNTERS RIDGE SEVENTH SUBDIVISION ON 7.41± ACRES OF LAND LOCATED NORTH OF OLIGER DRIVE ON COLE LANE, CATES DRIVE AND RAPP DRIVE

6. PRELIMINARY DISCUSSION (NO ACTION):

SELF-STORAGE FACILITY – CLARK STREET

7. COMMISSIONER / STAFF COMMENTS

NEXT PZC MEETING – MARCH 2, 2021

8. ADJOURN



**Plan and Zoning Commission
Staff Report
Meeting February 2, 2021**

FROM: Abby Heckman, Planner
Kelly Pfeifer, Community Development Director and Village Planner

CASE: Approval of the updated Official 2021 Zoning Map

ACTION: Recommendation to the Board of Trustees

ATTACHMENT: 2021 Official Zoning Map - Village of Mahomet, Illinois

BACKGROUND:

In accordance with the Illinois Compiled Statutes, the Village is required to publish an updated and current zoning map, no later than March 31st of each year. The Champaign County GIS Consortium recently completed the new zoning map entitled "2021 Official Zoning Map - Village of Mahomet, Illinois." The new zoning map is current to December 31, 2020 and incorporates zoning classification, annexation and subdivision related information for the Village from the previous year.

In 2020, the Village processed and adopted two (2) rezonings. The rezonings included properties within Hunters Ridge Subdivision and at the corner of Union Street and Division Street.

Upon adoption by the Village Board, the map entitled "2021 Official Zoning Map - Village of Mahomet, Illinois" will become the Official Zoning Map of the Village.

VILLAGE STAFF RECOMMENDATION:

Staff recommends that the Plan and Zoning Commission review the updated zoning map and adopt the attached Resolution to recommend that the Board of Trustees approve the updated 2021 Official Zoning Map for the Village.

**A RESOLUTION CONCERNING APPROVAL AND PUBLICATION
OF THE OFFICIAL ZONING MAP**

- 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 land use designations and policies as set forth in Zoning Districts within the Corporate Limits of the Village; and,
- WHEREAS,** the Village is required to publish “a map clearly showing the existing zoning uses, divisions, restrictions, regulations and classifications of such for the preceding calendar year”, no later than March 31st of each year; and,
- WHEREAS,** the Village previously published a map entitled “2020 Official Zoning Map - Village of Mahomet, Illinois” as its Official Zoning Map; and,
- WHEREAS,** the Village of Mahomet Official Zoning Map has been updated to reflect annexations, rezonings, subdivisions and other changes which have taken place over the past year; and,
- WHEREAS,** the Village Planner and staff have reviewed the 2021 Official Zoning Map and recommended approval of the updated map; and,
- WHEREAS,** the Plan and Zoning Commission met and reviewed the 2021 Official Zoning Map as submitted.

BE IT THEREFORE RESOLVED this 2nd day of February, 2021 by the Plan and Zoning Commission of the Village of Mahomet, Illinois, that:

1. The Plan and Zoning Commission does hereby recommend the Board of Trustees **approve/disapprove** and **adopt/not adopt** the map, entitled, “2021 Official Zoning Map - Village of Mahomet, Illinois”, pursuant to Chapter 65, division 5, Section 11-13-19 of the Illinois Municipal Code (65 ILCS 5/11-13-19) as the Official Zoning Map of the Village of Mahomet.
2. The Plan and Zoning Commission does hereby recommend that Board of Trustees direct that the Official Zoning Map be published and made available to the public, as required by statute.

Chair, Plan and Zoning Commission

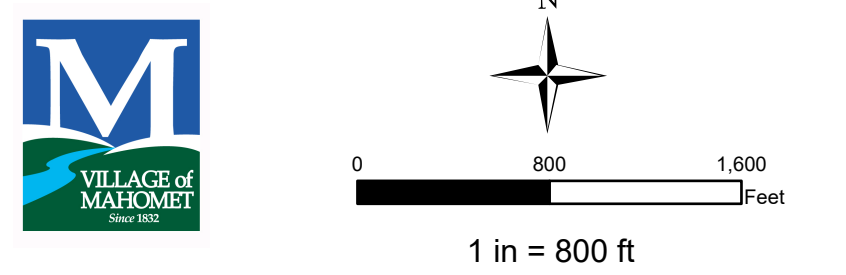
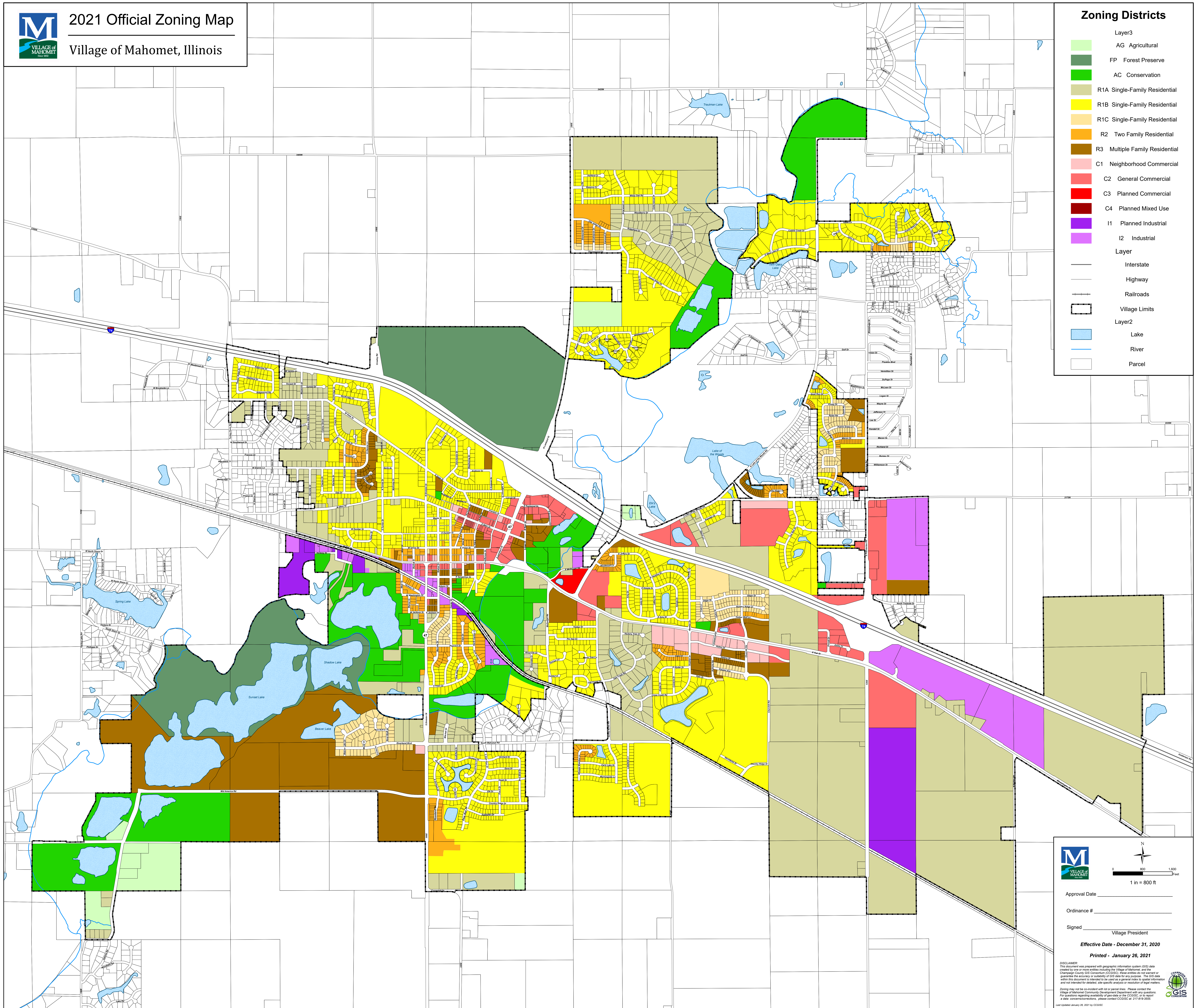


2021 Official Zoning Map

Village of Mahomet, Illinois

Zoning Districts

- Layer3
- AG Agricultural
- FP Forest Preserve
- AC Conservation
- R1A Single-Family Residential
- R1B Single-Family Residential
- R1C Single-Family Residential
- R2 Two Family Residential
- R3 Multiple Family Residential
- C1 Neighborhood Commercial
- C2 General Commercial
- C3 Planned Commercial
- C4 Planned Mixed Use
- I1 Planned Industrial
- I2 Industrial
- Layer
- Interstate
- Highway
- Railroads
- Village Limits
- Layer2
- Lake
- River
- Parcel



Approval Date _____

Ordinance # _____

Signed _____
Village President

Effective Date - December 31, 2020

Printed - January 26, 2021

DISCLAIMER: This document was prepared with geographic information system (GIS) data created for one or more other purposes by the Village of Mahomet, and the Village of Mahomet does not warrant the accuracy or suitability of GIS data for any purpose. The GIS data with this document is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Zoning may not be co-incident with lot or parcel lines. Please contact the Village of Mahomet Community Development Department with any questions. For questions regarding availability of GIS data or the CDDGIS, or to report a data synchronization correction, please contact CDDGIS at 217.819.3255.





Plan and Zoning Commission Staff Report Meeting February 2, 2021

FROM: Abby Heckman, Planner
Kelly Pfeifer, Community Development Director and Village Planner

PROJECT: **MAP 2017-03: Hunters Ridge Seventh Subdivision (Final Plat)**

PETITIONER: Unlimited Holdings, LLC (Rob Frerichs)

ENGINEER: BKB Engineering, Inc.

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

INTRODUCTION: The Plan and Zoning Commission is asked to consider all the documents concerning the subject subdivision. The subdivision contains 30 single-family lots and two (2) common lots. Both common lots will be turned over as HOA open space. Common Lot 712 will contain a mid-block crosswalk (sidewalk) and common lot 715 will be HOA open space. The subject land area is a replat of part of Hunters Ridge Sixth Subdivision Outlot 613, which was intended for future subdivision phases. 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 north of Oliger Drive, east of Sandy Ridge Subdivision, and includes the roadway extensions for Cole Lane, Cates Drive, and Rapp Drive. The final plat includes 7.41± acres.

CONFORMANCE TO ZONING ORDINANCE: The proposed lot sizes, lot widths, and yard setbacks comply with the 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 under review and will be approved along with the Construction Plans for this phase.

AVAILABILITY OF PUBLIC UTILITIES: This site is adjacent to standard public municipal utilities. Extension of public utilities to serve the subdivision is underway. This subdivision involves the necessary extensions of services to all platted lots and accommodates future extensions to adjacent undeveloped land by the provisions of utility easements. Ameren will extend power upon recording of the final plat.

STREET ACCESS / TRAFFIC: The final plat includes three (3) northern extensions to existing streets known as Cole Lane, Cates Drive and Rapp Drive which will each stub for further expansion to the north. All of the proposed lots will have public right-of-way frontage.

STORMWATER MANAGEMENT: Construction Plans for this plat have been submitted and are under review by Village staff. The detention basin that serves this area and most of the future phases of the subdivision is fully constructed and was platted as part of Hunters Ridge Fourth Subdivision.

POLICE AND FIRE PROTECTION: The Village of Mahomet Police Department currently provides police protection to this site and is approximately 1.4 miles from the police station. This property is within the Cornbelt Fire Protection District and is approximately 1.4 miles from the fire station. Cornbelt is consulted on any submitted plats and site construction plans.

OUTSIDE AGENCY REVIEW: The Final Plat has been forwarded to outside agencies for review. No objections had been received at the time of this report and easements are included on the plat as necessary.

SUBSIDIARY DOCUMENTS: The Owner's Certificate and other legal documents were submitted to the Village for review. Staff is in process of finalizing those documents.

FINAL PLAT / PROCEDURAL ISSUES: A complete Final Plat application has been submitted, and the application fee has been paid. The petitioner submitted a Final Plat 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. Subject to revisions, the Final Plat appears to meet the technical requirements of the Village Subdivision Ordinance. The petitioner also submitted, an Owner's Certificate, and other supporting documents. Village staff reviewed the materials and identified a few minor modifications. Subject to the revisions, the documents appear to meet the technical requirements of the Village Subdivision Ordinance.

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 to the BOT by the PZC related to the approval of the final plat 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 it sees fit.

ATTACHMENTS:

- A. Property Aerial / Zoning Map
- B. Final Plat
- C. Draft Resolution

MAP2017-03: Hunters Ridge 7th Subdivision



Esri Community Maps Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Champaign County GIS Consortium



This map was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGISC), or other CCGISC member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this map is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this map and information contained herein. The use of this map constitutes acknowledgement of this disclaimer.



FINAL PLAT HUNTERS RIDGE SEVENTH SUBDIVISION

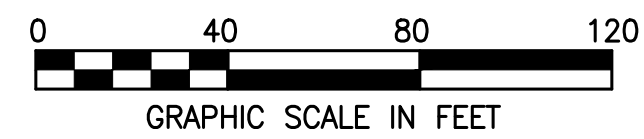
AN ADDITION TO THE VILLAGE OF MAHOMET,
CHAMPAIGN COUNTY, ILLINOIS
PART OF S 1/2, SEC. 14, T. 20 N., R. 7 E., 3rd. P.M.

| NO. | RADIUS | ARC LEN. | CH. LEN. | CH. BEARING |
|-----|------------|----------|----------|----------------|
| C1 | 470.00' | 11.04' | 11.04' | S 0°21'31" W |
| C2 | 145.00' | 19.90' | 19.89' | N 9°32'21" W |
| C3 | 830.00' | 17.17' | 17.17' | S 6°38'02" E |
| | (830.00') | (17.17') | (17.17') | (N 6°38'02" W) |
| C4 | 1030.00' | 5.44' | 5.44' | S 5°34'48" E |
| | (1030.00') | (5.44') | (5.44') | (S 5°34'48" E) |
| C5 | 1030.00' | 59.54' | 59.53' | N 3°46'22" W |
| C6 | 1030.00' | 15.00' | 15.00' | N 1°41'59" W |
| C7 | 1030.00' | 17.40' | 17.40' | N 0°47'54" W |
| C8 | 530.00' | 11.04' | 11.04' | N 0°16'57" E |
| C9 | 970.00' | 86.59' | 86.56' | N 2°52'17" W |
| C10 | 830.00' | 53.76' | 53.75' | N 4°11'09" W |
| C11 | 830.00' | 29.20' | 29.20' | N 1°19'20" W |
| C12 | 145.00' | 13.39' | 13.39' | N 2°57'38" W |
| C13 | 205.00' | 47.08' | 46.97' | N 6°53'35" W |
| C14 | 770.00' | 76.97' | 76.93' | N 3°10'40" W |

STATE PLANE COORDINATE TABLE

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

| POINT | NORTHING | EASTING |
|-------|------------|-----------|
| ① | 1283293.52 | 970712.84 |
| ② | 1283503.04 | 971610.90 |
| ③ | 1283079.17 | 971623.00 |
| ④ | 1282903.53 | 970714.97 |



- LEGEND**
- BOUNDARY OF PLAT
 - - - PROPOSED LOT LINE
 - - - EXISTING LOT LINE
 - - - BUILDING SETBACK LINE
 - - - PUBLIC UTILITY AND DRAINAGE EASEMENT LINE
 - - - CENTERLINE
 - 5/8" IRON PIN SET W/CAP 3738
 - 5/8" IRON PIN SET W/CAP 3738 SET IN CONCRETE
 - IRON PIN W/ 3738 CAP FOUND (UNLESS NOTED)
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY

ENGINEER/SURVEYOR:

BKB ENGINEERING, INC.
301 N. NEIL ST., SUITE 400
CHAMPAIGN, IL 61820
(217) 531-2971 OFFICE
(217) 531-2211 FAX
PROFESSIONAL DESIGN FIRM
NO. 184.005483

OWNER / SUBDIVIDER:

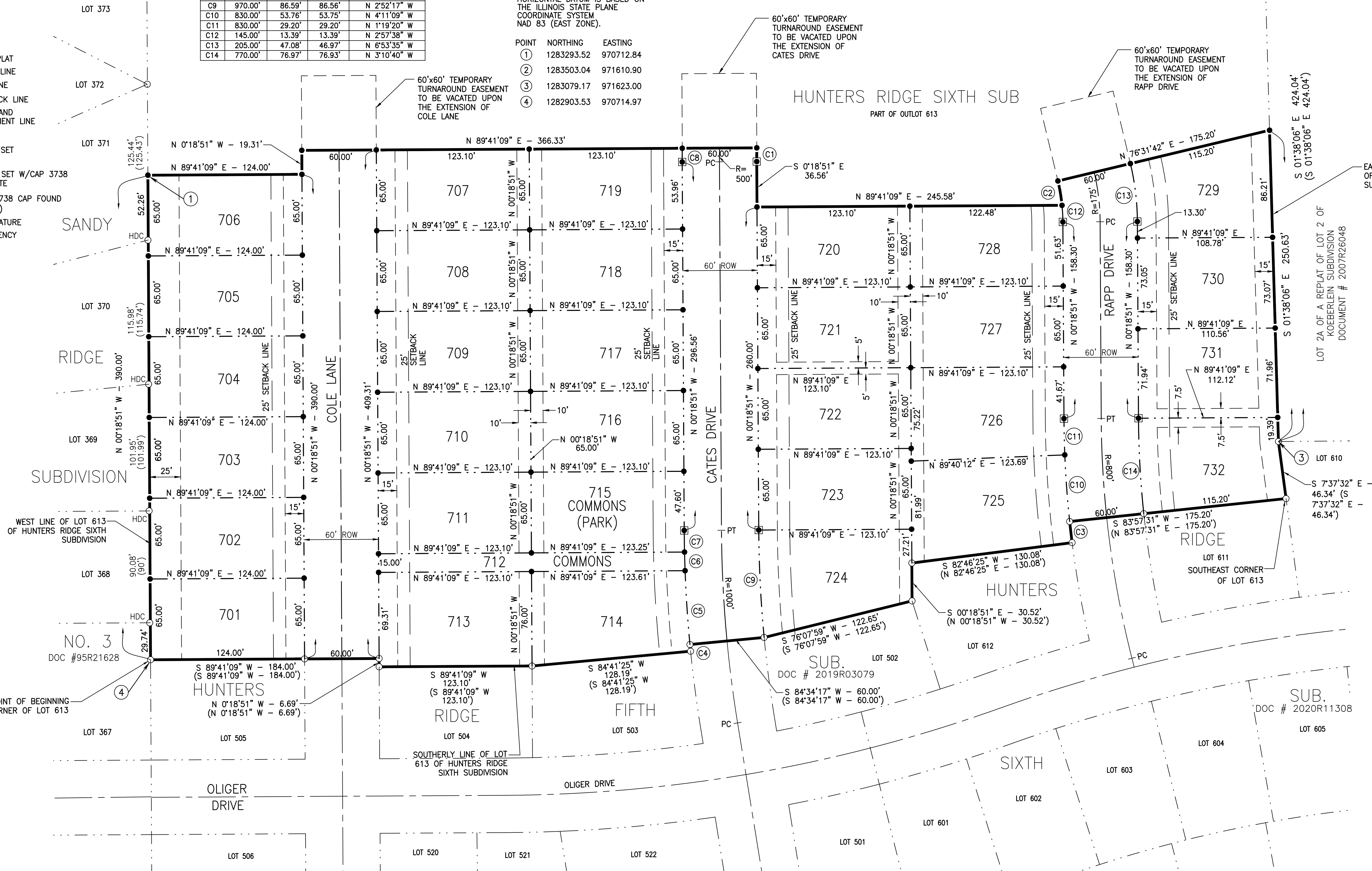
ROB FRERICHS
UNLIMITED HOLDINGS, LLC—LAND
799 COUNTY ROAD 3200 NORTH
FISHER, IL 61843
(217) 897-1000

PRESENTED FOR RECORDING BY:

VILLAGE OF MAHOMET
503 E. MAIN ST.
MAHOMET, IL 61853
(217) 586-4456

RETURN TO:

BKB ENGINEERING, INC.
301 N. NEIL ST., SUITE 400
CHAMPAIGN, IL 61820
(217) 531-2971 OFFICE
(217) 531-2211 FAX



| LOT NO. | AREA (SF) |
|---------|-----------|
| 701 | 8,060 |
| 702 | 8,060 |
| 703 | 8,060 |
| 704 | 8,060 |
| 705 | 8,060 |
| 706 | 8,060 |
| 707 | 8,002 |
| 708 | 8,002 |
| 709 | 8,002 |
| 710 | 8,002 |
| 711 | 8,002 |
| 712 | 3,698 |
| 713 | 9,356 |
| 714 | 8,838 |
| 715 | 8,002 |
| COMMONS | |
| 716 | 8,002 |
| 717 | 8,002 |
| 718 | 8,002 |
| 719 | 8,002 |
| 720 | 8,002 |
| 721 | 8,002 |
| 722 | 8,002 |
| 723 | 8,002 |
| 724 | 8,820 |
| 725 | 9,639 |
| 726 | 8,998 |
| 727 | 8,002 |
| 728 | 8,000 |
| 729 | 8,044 |
| 730 | 8,008 |
| 731 | 8,007 |
| 732 | 8,091 |

FINAL PLAT HUNTERS RIDGE SEVENTH SUBDIVISION

**AN ADDITION TO THE VILLAGE OF MAHOMET,
CHAMPAIGN COUNTY, ILLINOIS
PART OF S 1/2, SEC. 14, T. 20 N., R. 7 E., 3rd. P.M.**

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

I, BRYAN K. BRADSHAW, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3738 DO HEREBY CERTIFY THAT AT THE REQUEST OF UNLIMITED HOLDING, LLC—LAND, 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 HEREINAFTER TO BE KNOWN AS "HUNTERS RIDGE SEVENTH 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 PART OF OUTLOT 613 OF HUNTERS RIDGE SIXTH SUBDIVISION AS RECORDED AS DOCUMENT NUMBER 2020R11308 IN THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF OUTLOT 613 OF HUNTERS RIDGE SIXTH SUBDIVISION AS RECORDED AS DOCUMENT NUMBER 2020R11308 IN THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE NORTH 00°18'51" WEST ALONG THE WEST LINE OF SAID OUTLOT 613 FOR A DISTANCE OF 390.00 FEET; THENCE NORTH 89°41'09" EAST FOR A DISTANCE OF 124.00 FEET; THENCE NORTH 00°18'51" WEST FOR A DISTANCE OF 19.31 FEET; THENCE NORTH 89°41'09" EAST FOR A DISTANCE OF 366.33 FEET; THENCE 11.04 FEET ALONG A NON-TANGENTIAL CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 470.00 FEET, A CHORD BEARING OF SOUTH 0°21'31" WEST AND A CHORD LENGTH OF 11.04 FEET; THENCE SOUTH 00°18'51" EAST FOR A DISTANCE OF 36.56 FEET; THENCE NORTH 89°41'09" EAST FOR A DISTANCE OF 245.58 FEET; THENCE 19.90 FEET ALONG A NON-TANGENTIAL CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 145.00 FEET, A CHORD BEARING OF NORTH 9°32'21" WEST AND A CHORD LENGTH OF 19.89 FEET; THENCE NORTH 76°31'42" EAST FOR A DISTANCE OF 175.20 FEET TO THE EAST LINE OF SAID OUTLOT 613; THENCE SOUTH 01°38'06" EAST ALONG SAID EAST LINE OF OUTLOT 613 FOR A DISTANCE OF 250.63 FEET; THENCE SOUTH 07°37'32" EAST CONTINUING ALONG SAID EAST LINE OF OUTLOT 613 FOR A DISTANCE OF 46.34 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 613; THENCE SOUTH 83°57'31" WEST ALONG THE SOUTHERLY LINE OF SAID OUTLOT 613 FOR A DISTANCE OF 175.20 FEET; THENCE 17.17 FEET CONTINUING ALONG SAID SOUTHERLY LINE OF OUTLOT 613 BEING A NON-TANGENTIAL CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 830.00 FEET, A CHORD BEARING OF SOUTH 6°38'02" EAST AND A CHORD LENGTH OF 17.17 FEET; THENCE SOUTH 82°46'25" WEST CONTINUING ALONG SAID SOUTHERLY LINE OF OUTLOT 613 FOR A DISTANCE OF 130.08 FEET; THENCE SOUTH 00°18'51" EAST CONTINUING ALONG SAID SOUTHERLY LINE OF OUTLOT 613 FOR A DISTANCE OF 30.52 FEET; THENCE SOUTH 76°07'59" WEST CONTINUING ALONG SAID SOUTHERLY LINE OF OUTLOT 613 FOR A DISTANCE OF 122.65 FEET; THENCE SOUTH 84°34'17" WEST CONTINUING ALONG SAID SOUTHERLY LINE OF OUTLOT 613 FOR A DISTANCE OF 60.00 FEET; THENCE 5.44 FEET CONTINUING ALONG SAID SOUTHERLY LINE OF OUTLOT 613, BEING A NON-TANGENTIAL CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 1030.00 FEET, A CHORD BEARING OF SOUTH 5°34'48" EAST AND A CHORD LENGTH OF 5.44 FEET; THENCE SOUTH 84°41'25" WEST CONTINUING ALONG SAID SOUTHERLY LINE OF OUTLOT 613 FOR A DISTANCE OF 128.19 FEET; THENCE SOUTH 89°41'09" WEST CONTINUING ALONG SAID SOUTHERLY LINE OF OUTLOT 613 FOR A DISTANCE OF 123.10 FEET; THENCE NORTH 00°18'51" WEST CONTINUING ALONG SAID SOUTHERLY LINE OF OUTLOT 613 FOR A DISTANCE OF 6.69 FEET; THENCE SOUTH 89°41'09" WEST CONTINUING ALONG SAID SOUTHERLY LINE OF OUTLOT 613 FOR A DISTANCE OF 184.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID OUTLOT 613 TO THE POINT OF BEGINNING, CONTAINING 7.414 ACRES, MORE OR LESS.

SIGNED AND SEALED THIS 11TH DAY OF JANUARY, 2021

BRYAN K. BRADSHAW
ILLINOIS PROFESSIONAL LAND
SURVEYOR NUMBER 3738



NOTES:

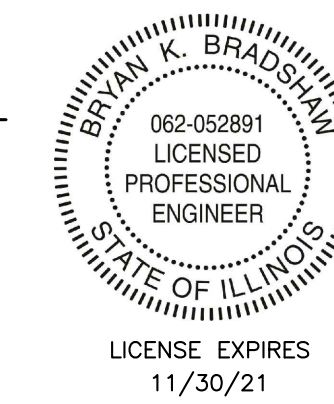
1. ALL BEARINGS ARE BASED ON THE WEST LINE OF HUNTERS RIDGE SIXTH SUBDIVISION AS RECORDED AS DOCUMENT #2020R11308 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE.
2. FRONT YARD, REAR YARD AND SIDE YARD SETBACKS FOR ALL LOTS WITHIN ALL ZONING DISTRICTS SHALL BE IN ACCORDANCE WITH THE VILLAGE OF MAHOMET, ILLINOIS ZONING ORDINANCE.
4. THE SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MAHOMET, ILLINOIS.
5. THE PROPERTY COVERED BY THIS SUBDIVISION IS LOCATED WITHIN THE FLOOD HAZARD AREA ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (PANEL NO. 17019C0259D AND 17019C0267D, DATED 10/2/13).
6. 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.
7. NO INDEPENDENT SEARCH OF EASEMENT WAS PERFORMED.
8. FIELDWORK FOR THIS SUBDIVISION WAS PERFORMED IN NOVEMBER 2020.

DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATE: _____

BRYAN K. BRADSHAW
ILLINOIS PROFESSIONAL
ENGINEER NO. 52891



OWNER : _____

ROB FRERICHS
UNLIMITED HOLDINGS, LLC—LAND

FINAL PLAT APPROVAL

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

THIS _____ DAY OF _____, 2021.

CHAIRPERSON

THE FINAL PLAT ENTITLED "HUNTERS RIDGE SEVENTH 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

A RESOLUTION FOR THE PLAN AND ZONING COMMISSION

**CONCERNING THE FINAL PLAT FOR
HUNTERS RIDGE SEVENTH 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 **Hunters Ridge Seventh Subdivision** submitted certain documents, including a Final Plat, for review and approval by the Village of Mahomet; and,
- WHEREAS,** Village staff, Village Engineer and Village Attorney reviewed the Final Plat and supporting technical documents for **Hunters Ridge Seventh 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 **Hunters Ridge Seventh 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 February, 2021, 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 **Hunters Ridge Seventh 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.

Resolution for Plan and Zoning Commission
MAP 2017-03 Hunters Ridge Seventh Subdivision
Village of Mahomet, Champaign County, Illinois
February 2, 2021
Page 2 of 2

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



**Plan and Zoning Commission
Staff Report
Meeting February 2, 2021**

FROM: Abby Heckman, Planner
Kelly Pfeifer, Community Development Director and Village Planner

CASE: Preliminary Discussion – Self Storage Conditional Use Development (Adam Kimball)

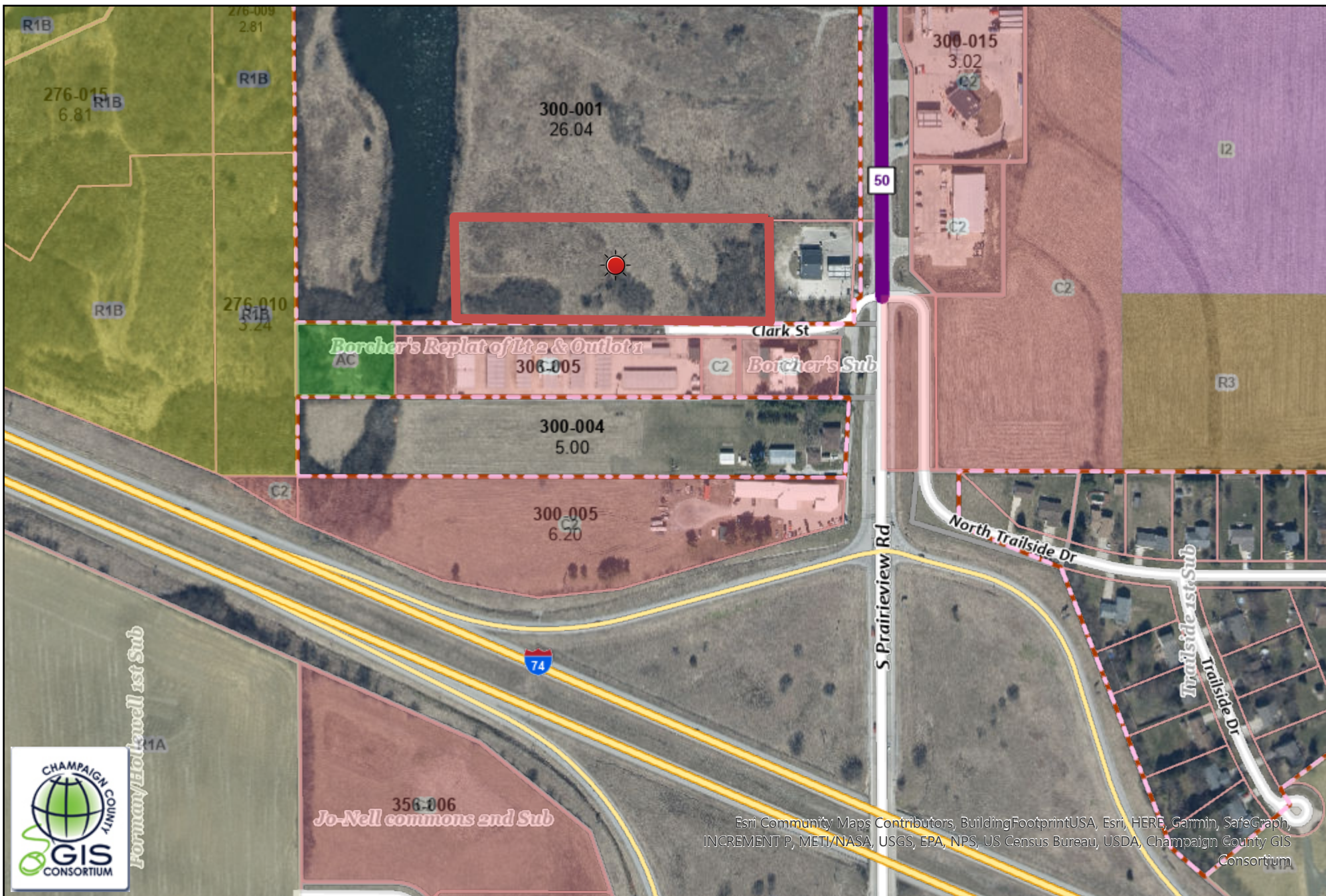
ACTION: Preliminary Discussion – No other action

ATTACHMENTS: Site Aerial / Zoning Map
Site development sketch

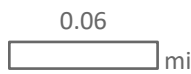
REQUEST DETAILS:

An interested developer, Adam Kimball, has submitted a sketch drawing for your consideration of a future proposed self-storage development of approximately 4.7 acres off of Clark Street. The property is not currently within the Village limits. Annexation is possible given the proposed location is on land which is adjacent to the Village limits and therefore eligible for annexation. The self-storage facility use would require a conditional use permit under Village C-2 General Commercial zoning. The Plan and Zoning Commission (PZC) is asked to provide feedback to the developer related to the potential of establishing C-2 zoning for the site along with a conditional use permit for a self-storage facility.

Preliminary Discussion - Self Storage Facility Conditional Use



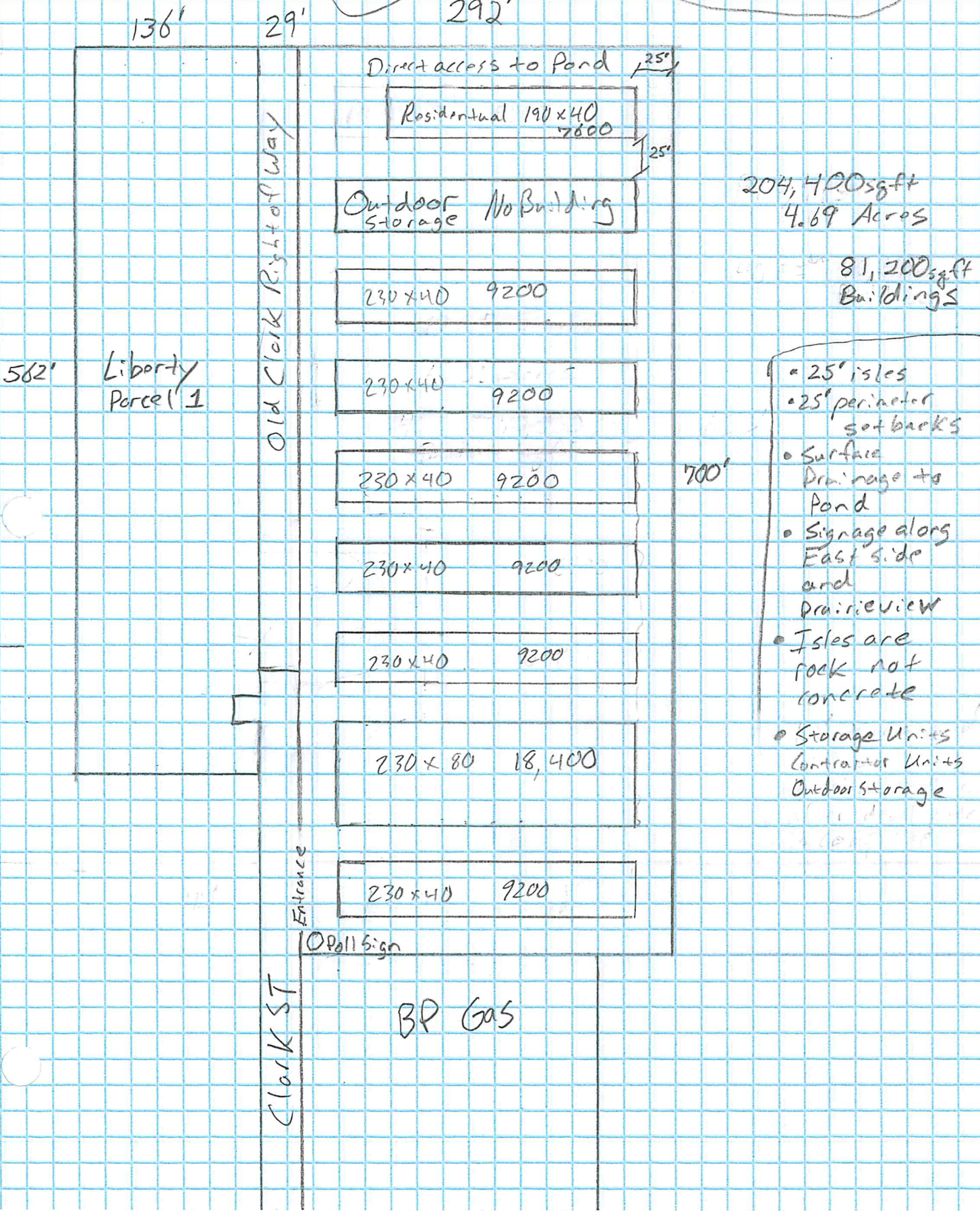
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Water Retention



292'

Liberty
Storage

700'

Phase 1 .9 acre
 $292 \times 148 = 43,216$

Outdoor Storage

66 x 242

136'

29'

232'

60'

BP Gas