



**Plan and Zoning Commission  
7:00 p.m. Tuesday, April 5, 2022  
Village of Mahomet - Administrative Office  
Virtual Meeting Via Zoom or Skype for Business**

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**AGENDA**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT:** The Commission welcomes your input. The meeting will have an online option, login information provided above. Interested citizens are invited to provide comments either at the public hearing (in person or online) 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 April 5, 2022 or by email submission to Abby Heckman, [aheckman@mahomet-il.gov](mailto:aheckman@mahomet-il.gov) no later than 4:30 pm on April 5, 2022 to ensure placement of such comments in the official record of the meeting.
- 4. MINUTES:** November 2, 2021  
December 7, 2021
- 5. PUBLIC HEARINGS:**  
ZA2022-02: JAMES D AND JULIE ANN CLAPPER  
A RESOLUTION CONCERNING A REZONING FOR 27.69± ACRES OF LAND FROM R1A SINGLE-FAMILY RESIDENTIAL DISTRICT TO AG AGRICULTURE DISTRICT LOCATED ON THE WEST SIDE OF PRAIRIEVIEW ROAD, SOUTH OF THE RAILROAD TRACKS AND APPROXIMATELY ONE MILE SOUTH OF THE INTERSECTION OF OAK STREET (US 150) AND PRAIRIEVIEW ROAD, COMMONLY KNOWN AS 1987 AND 1989 S PRAIRIEVIEW ROAD

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

ZA2022-02: JAMES D AND JULIE ANN CLAPPER

A RESOLUTION CONCERNING A REZONING FOR 27.69± ACRES OF LAND FROM R1A SINGLE-FAMILY RESIDENTIAL DISTRICT TO AG AGRICULTURE DISTRICT LOCATED ON THE WEST SIDE OF PRAIRIEVIEW ROAD, SOUTH OF THE RAILROAD TRACKS AND APPROXIMATELY ONE MILE SOUTH OF THE INTERSECTION OF OAK STREET (US 150) AND PRAIRIEVIEW ROAD, COMMONLY KNOWN AS 1987 AND 1989 S PRAIRIEVIEW ROAD

**7. COMMISSIONER / STAFF COMMENTS:**

NEXT PZC MEETING – MAY 3, 2022

**8. ADJOURN**

PLAN AND ZONING COMMISSION  
MEETING MINUTES - DRAFT  
November 2, 2021

**CALL TO ORDER:** The meeting was called to order at 7:00pm on Tuesday November 2, 2021.

**ROLL CALL:**

Members Present: Jay Roloff, Robert DeAtley, Bob Buchanan, Mike Buzicky, , and Steve Briney.

Members Absent: Earl Seamands.

Patrick Brown stated that Daimen Spencer resigned from the Commission.

Others Present: Village Attorney Joe Chamley, Village Administrator Patrick Brown, and Community Development Director Kelly Pfeifer.

**PUBLIC COMMENT:** No one came forward.

**REVIEW/APPROVE MINUTES:** SEPTEMBER 7, 2021

Kelly Pfeifer stated that a revised version of the draft minutes was emailed to the PZC prior to meeting. Edits are shown in blue and available on the screen.

Briney moved to approve the September 7, 2021 meeting minutes as submitted with the revisions as shown. Buchanan seconded the motion. ROLL CALL. 5-0. Motion Passed.

**PUBLIC HEARINGS:**

ZA2021-05: MEHARRY HOLDINGS LLC (ALL ABOUT ANIMALS PET CLINIC)

A RESOLUTION CONCERNING A REZONING FOR 0.32± ACRES OF LAND FROM R1A SINGLE-FAMILY RESIDENTIAL DISTRICT TO C2 GENERAL COMMERCIAL DISTRICT LOCATED ADJACENT TO THE NORTH OF THE EXISTING ALL ABOUT ANIMALS PET CLINIC LOCATED AT 305 S PRAIRIEVIEW ROAD

Kelly Pfeifer presented information provided in the staff memo. The business is looking to expand their parking lot to the north. Staff is in process of reviewing a Certificate of Exemption subdivision for the subject property. There is 50 feet between what will be the new north property line and the south property lines of the residential homes located to the north. The zoning on the property adjacent to the existing residential homes will remain single-family residential. No comments or concerns have been received by staff at this time.

Noone from the public was present to speak to the public hearing.

Roloff moved to close the public hearing for ZA2021-05 Meharry Holdings LLC. Briney seconded the motion. ROLL CALL. 5-0. Motion Passed.

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

ZA2021-05: MEHARRY HOLDINGS LLC (ALL ABOUT ANIMALS PET CLINIC)

A RESOLUTION CONCERNING A REZONING FOR 0.32± ACRES OF LAND FROM R1A SINGLE-FAMILY RESIDENTIAL DISTRICT TO C2 GENERAL COMMERCIAL DISTRICT LOCATED ADJACENT TO THE NORTH OF THE EXISTING ALL ABOUT ANIMALS PET CLINIC LOCATED AT 305 S PRAIRIEVIEW ROAD

Mr. Roloff stated there was a resolution in the packet and went over the findings of fact in the resolution.

DeAtley moved to recommend granting of the requested rezoning ZA2021-05 with the findings of fact as stated below. Roloff seconded the motion. ROLL CALL. 5-0. Motion Passed.

**BE IT THEREFORE RESOLVED** this 2<sup>nd</sup> day of November, 2021 by the Plan and Zoning Commission of the Village of Mahomet that:

- A. 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 NOT** 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 sanitary sewage disposal and water supply **ARE** 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. If the property is currently vacant, the length of time the property has remained vacant as zoned **HAS** 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 Factors for evaluation of zoning decisions **HAVE** been considered during the review of this proposed rezoning request.
- B. The Plan and Zoning Commission does hereby recommend that the Board of Trustees of the Village of Mahomet **GRANT** the requested zoning map amendment for the subject property from R-1A Single-Family Residential to C-2 General Commercial district.

MAP2019-01: SANGAMON FIELDS LSRD SECOND SUBDIVISION (FINAL PLAT)  
A RESOLUTION CONCERNING A FINAL PLAT FOR SANGAMON FIELDS LSRD SECOND SUBDIVISION ON 9.165± ACRES OF LAND LOCATED APPROXIMATELY 100 FEET EAST OF THE INTERSECTIONS OF DEER RUN DRIVE / WHEATLY DRIVE AND OF FINCH DRIVE / ISABELLA DRIVE

Kelly Pfeifer presented information in the staff memo. The site is under construction, still hoping to get the streets in this year. No waivers are needed for this plat. The developer's attorney rep is on the call if there are any questions.

Mr. Roloff asked for any questions and there were none.

Buzicky moved to recommend approval of MAP2019-01 Sangamon Fields LSRD Second Subdivision with the findings of fact as stated below. Roloff seconded the motion. ROLL CALL. 5-0. Motion Passed.

**BE IT THEREFORE RESOLVED** this 2<sup>nd</sup> day of November, 2021, 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 **Sangamon Fields LSRD Second 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.

**PRELIMINARY DISCUSSION:**

## HARVEST EDGE SUBDIVISION – AMENDED AREA GENERAL PLAN

Kelly Pfeifer stated there is a current development agreement for Harvest Edge Subdivision. There is a potential new developer that would like to make changes due to the South Mahomet Road project. The developer would like to reconsider the layout, change to all detached housing, reduce from three (3) to one (1) intersection along South Mahomet Road, reduces the phasing from six (6) to four (4) phases, and reroutes some watermain to reduce oversizing costs for the Village. The developer is in the audience. Proposed rezoning map shown.

Rob Freichs stated Kelly hit the high points and could answer any questions. An application for the rezoning was submitted today and wanted to see if they needed to do any homework before it was presented next month.

Mr. DeAtley asked if the minimum lot sizes would meet the standard in the R1C zoning district.

Rob Freichs stated that all lots would meet the minimum size requirements, no variances needed.

Mr. Roloff asked if the single entrance was a concern until the future connection to the other county road is made.

Kelly Pfeifer stated that the three (3) entrances shown in the current agreement were needed due to the phasing plan of the subdivision. The proposed plan has the additional roadway connection in the third phase, earlier than the current agreement. The connection was moved to the third phase to allow the South Mahomet Road project to complete prior to the needed connection. The less intersections we have on South Mahomet Road is better now that the roadway has changed from a local road. Construction entrances will be provided for the large subdivision equipment so they won't be using the residential streets. There are performance guarantees that will require the second entrance built into the new development agreement. If there are other concerns that need to be addressed in the development agreement then please let staff know.

Mr. Briney asked if the stormwater detention basin have water in it or will it be dry.

Kelly Pfeifer stated the detention basin is intended to be dry and has been fully constructed with the existing phase.

Mr. Buzicky asked if any of the utilities changed due to South Mahomet Road.

Kelly Pfeifer stated that the South Mahomet Road gave us the opportunity to be more efficient and save the Village some money.

Mr. DeAtley about rezoning notices.

Kelly Pfeifer stated only folks within the existing phase of Harvest Edge will receive a notice due to the distance.

Rob Freichs stated the current Area General Plan has 168 lots and the proposed AGP will show 170 lots.

Kelly Pfeifer asked if there were any Commissioners that won't be at the meeting next month.

Patrick Brown stated they were all shaking their heads yes.

**COMMISSIONER / STAFF COMMENTS:**

Kelly Pfeifer stated there will be items for the December meeting.

**ADJOURN:**

Roloff moved to adjourn the meeting. Briney seconded the motion. ROLL CALL. 5-0. The meeting was adjourned at 7:31 pm.

Respectfully,  
Abby Heckman, Planner

DRAFT

PLAN AND ZONING COMMISSION  
MEETING MINUTES - DRAFT  
December 7, 2021

**CALL TO ORDER:** The meeting was called to order at 7:00pm on Tuesday December 7, 2021.

**ROLL CALL:**

Members Present: Jay Roloff, Robert DeAtley, Bob Buchanan, Mike Buzicky, and Steve Briney.

Members Absent: Earl Seamands.

Patrick Brown stated that Daimen Spencer resigned from the Commission.

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

**PUBLIC COMMENT:** No one came forward.

**PUBLIC HEARINGS:**

ZA2021-06: UNLIMITED HOLDINGS LLC

A RESOLUTION CONCERNING A REZONING FOR 18.9± ACRES OF LAND FROM R1B SINGLE-FAMILY RESIDENTIAL DISTRICT TO R1C SINGLE-FAMILY RESIDENTIAL DISTRICT LOCATED SOUTHWEST OF THE INTERSECTION OF SOUTH MAHOMET ROAD AND COUNTY ROAD 425E AND WITHIN THE UNDEVELOPED PORTION OF HARVEST EDGE SUBDIVISION

Abby Heckman presented information provided in the staff memo. The request is related to changes proposed to the South Mahomet Road roadway and expected railroad crossing.

Jake Frerichs, developer representative, stated the original Area General Plan showed attached homes. The proposed Area General Plan shows only detached single-family homes.

Mr. Roloff asked if there were any comments submitted related to the case.

Abby Heckman stated that one letter had been submitted and it was requested that the letter be read into the public record as follows:

PUBLIC COMMENTS REGARDING REZONING HEARING  
APPLICATION ZA2021-06 BY UNLIMITED HOLDINGS LLC

Submitted by: William and Mary Moehring, 1910 Littlefield Lane, Mahomet, IL (Harvest Edge Lot # 124)

Date Submitted: December 7, 2021

As current residents of Harvest Edge since August 2018, we have several concerns about the proposed rezoning application and would like to comment as follows:

General Comments:

G1: The Village Staff Report on this application page 1, "Site Location / Details" states: "The petitioner would like to rezone the subject property to provide a transitional residential zoning district between the R-1B zoned area of the subdivision that will remain within Harvest Edge Subdivision and the adjacent South Mahomet Road and County Road 425E due to the fact that homes adjacent to the higher traffic roads can be less desirable for future lot owners." We would argue that the petitioner knew of the property location, surrounding roads, and existing zoning when they bought the property and that, if anything, the volume of traffic adjacent to Harvest Edge on South Mahomet Road and CR 425E has been greatly reduced by the resurfacing of Sunny Acres Road, thus negating the petitioner's concerns about

“higher traffic roads”. In addition, the existing homeowners on R-1B lots in Harvest Edge bought their lots assuming that the lots would all remain R-1B lots.

G2: The Village Staff Report on this application page 2, Streets and Sidewalks states: “One additional entrance to the subdivision is proposed along County Road 425 East”. This is referring to the extension of Country Ridge Drive east all the way to CR 425E. While it is not clear when this will occur, we would hope that this will be completed along with the development of streets for Phase II. Otherwise, all construction traffic will continue to be forced to use Littlefield Lane. We think we can speak for other current residents on Littlefield Lane that we are ready to be done with construction vehicles and equipment disrupting our lives and potential safety in getting in and out of Harvest Edge.

G3: The Village Staff Report on this application page 2, Streets and Sidewalks states: “No other entrances are proposed along South Mahomet Road”. This is referring to the elimination of two planned entrances in the original plat for Harvest Edge, leaving Littlefield Lane as the only entrance along South Mahomet Road and result in even more traffic on Littlefield Lane with such traffic greatly increasing over the years as new phases of construction are completed. We therefore ask whether it would be possible to add an entrance along South Mahomet Road at either lot 220 or 339? It should also be noted that the existing homeowners in Harvest Edge bought their lots assuming that there would be three entrances along South Mahomet Road.

G4: What assurance do we have that the petitioner will not come back later and request that additional areas within Harvest Edge be rezoned from R-1B to R-1C or another district?

Comments Regarding Findings of Fact:

12: We would argue that the requested rezoning will delay the development of the remaining undeveloped R-1B lots since prospective purchasers of those lots would now know that Harvest Edge would ultimately contain R-1C lots that would sell for less and include less expensive homes, thereby reducing the fair value of their home if they were to buy an R-1C lot.

13: The proposed rezoning will significantly adversely impact existing traffic patterns unless Country Ridge Drive east is extended all the way to CR 425E as part of developing the streets for Phase II.

14: The proposed rezoning will significantly adversely impact fire protection unless Country Ridge Drive east is extended all the way to CR 425E as part of developing the streets for Phase II. It is not safe to have only one entrance to a subdivision for fire protection.

19, 20, 21, and 22: As the rezoning request includes the addition of several smaller, R-1C lots on which smaller, lower value homes will be built and as the total number of lots within Harvest Edge will therefore be increased, (19) the living conditions within Harvest Edge will be adversely influenced by the resulting higher density, (20) the essential character of the Harvest Edge neighborhood will not be preserved as the new R-1C lots will contain smaller, lower value homes and the total number of lots within Harvest Edge will be increased, (21) the population density of Harvest Edge will be significantly altered by increasing the total number of lots within the subdivision, and (22) the value of our home and other existing R-1B lot owners within Harvest Edge will be diminished by the proposed zoning as the new R-1C lots will contain smaller, lower value homes and the total number of lots within Harvest Edge will be increased.

Abby Heckman stated that Mary Moehring was present and may want to speak further.

Mary Moehring stated their biggest concern was access, traffic and home sizes.

Jake Frerichs stated phase 2 construction of the subdivision would have a construction entrance that will also allow for use by emergency entrance. Zero-lot homes are no longer in the plan. The plan meets Cornbelt and Village of Mahomet requirements for access. The subdivision is still bound by the same covenants related to home sizes.

Briney moved to close the public hearing for ZA2021-06 Unlimited Homes LLC. DeAtley seconded the motion. ROLL CALL. 5-0. Motion Passed.

ZA2021-07: VICTOR J FUENTES

A RESOLUTION CONCERNING A REZONING FOR 14.79± ACRES OF LAND FROM R1A SINGLE-FAMILY RESIDENTIAL DISTRICT TO AG AGRICULTURE DISTRICT LOCATED NORTHEAST OF THE INTERSECTION OF COPPERHILL DRIVE AND COUNTY ROAD 325E COMMONLY KNOWN AS 402 COPPERHILL DRIVE

Abby Heckman presented information provided in the staff memo.

Mr. Buzicky asked if the reasoning for the rezoning was to put up new accessory buildings.

Abby Heckman stated staff thought it was to possibly allow for expansion of existing accessory structures and it would allow animal uses on the site.

Mr. Buzicky asked if staff was concerned about it being adjacent to residential.

Abby Heckman stated staff was not concerned and the property owners most effected to the west has submitted a letter in support of the rezoning request. The agriculture zoning would be existing prior to any development of property to the north.

Mr. Buzicky stated it was hard to know what animal uses might happen there.

Abby Heckman stated that the existing covenants related to animal uses for Country Ridge South Subdivision would still apply.

Mr. DeAtley stated he was surprised that staff was supporting this request in light of residential development planned to surround this site.

Abby Heckman stated that even though our comprehensive plan shows residential development to the south of this site staff does not see development expanding to the south due to infrastructure constraints. Copperhill Drive is at the top of the hill and getting sanitary sewer to serve to the south of this site, or over the hill, would be very significant given the lower cost and desire for gravity sanitary sewer service.

Roloff moved to close the public hearing for ZA2021-07 Victor J Fuentes. Buchanan seconded the motion. ROLL CALL. 5-0. Motion Passed.

ZA2021-08: PARKHILL ENTERPRISES LLC

A RESOLUTION CONCERNING A REZONING UPON ANNEXATION FOR 0.34± ACRES OF LAND FROM COUNTY R-5 MOBILE HOME PARK DISTRICT TO VILLAGE C-2 GENERAL COMMERCIAL DISTRICT LOCATED NORTHEAST OF THE INTERSECTION OF PRAIRIEVIEW ROAD AND TIN CUP ROAD

Abby Heckman presented information provided in the staff memo.

Mr. Roloff asked if there was anyone that wanted to speak to the rezoning request.

Louis Luksander, 1100 Pearl Drive, asked if the Plan and Zoning Commission has created a Comprehensive Plan and has the ability to approve subdivisions.

Mr. Roloff stated the PZC would make a recommendation for subdivisions to the Board of Trustees for formal approval.

Louis Luksander asked if it was required to report to the County since they have jurisdiction.

Joe Chamley stated the case was a rezoning upon annexation.

Mr. Roloff stated the rezoning wouldn't happen until it was annexed into the Village.

Louis Luksander asked if it was correct that the Village has no power to implement zoning until it is annexed.

Abby Heckman stated yes, that is correct.

Louis Luksander stated that Illinois Municipal Code allows the PZC to act in an advisory role and asked if the petitioner had the right to go to the County to ask for a rezoning.

Mr. Roloff stated that yes, the petitioner could go to the County but this process would be more streamlined if annexation is also being considered.

Louis Luksander asked if the Village could recommend the petitioner go to the County for rezoning.

Jay Roloff stated the Village was looking at the zoning for when the property was annexed into the Village but he has the option to go to the County.

Louis Luksander stated he appreciated the work on this.

Roloff moved to close the public hearing for ZA2021-08 Parkhill Enterprises LLC. DeAtley seconded the motion. ROLL CALL. 5-0. Motion Passed.

CU2021-02: JODI AND ADAM KIMBALL

A RESOLUTION CONCERNING A CONDITIONAL USE PERMIT TO ALLOW A SELF-STORAGE / MINI-WAREHOUSE FACILITY ON 4.7± ACRES OF LAND ZONED C-2 GENERAL COMMERCIAL LOCATED ON THE NORTH SIDE OF CLARK STREET APPROXIMATELY 230 FEET WEST OF PRAIRIEVIEW ROAD

Abby Heckman presented information provided in the staff memo.

Mr. DeAtley asked if the petitioner had indicated that a dust-free surface was a deal breaker for the project.

Abby Heckman stated the petitioner was present and could answer any questions related to the project. Surfaces proposed for the project were indicated on the site plan.

Mr. Buchanan stated he would like to know the section of the ordinance that calls out recycled asphalt.

Abby Heckman stated the ordinance only states dust-free surface and that the Community Development Director and Village Engineer believes the surface meets the intent of the ordinance but conditions could be added related to the surface.

Mr. Buchanan stated he serves as an IDOT Certified Aggregate Technician and does gradations on types of aggregates. He stated he can guarantee that the surface is not dust-free. He stated in the past we have held other developers to a concrete or asphalt surface.

Abby Heckman stated the Commission could decide what surface it appropriate and the development directly to the south of this site is all concrete.

Mr. Buchana stated he felt strongly about this and that any future residential that may be in this area would not be happy.

Adam Kimball stated his engineer feels the surface meets the ordinance and Cornbelt drives big trucks on it and it has worked out well for them.

Roloff moved to close the public hearing for CU2021-02 Jodi and Adam Kimball. Briney seconded the motion. ROLL CALL. 5-0. Motion Passed.

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

ZA2021-06: UNLIMITED HOLDINGS LLC

A RESOLUTION CONCERNING A REZONING FOR 18.9± ACRES OF LAND FROM R1B SINGLE-FAMILY RESIDENTIAL DISTRICT TO R1C SINGLE-FAMILY RESIDENTIAL DISTRICT LOCATED SOUTHWEST OF THE INTERSECTION OF SOUTH MAHOMET ROAD AND COUNTY ROAD 425E AND WITHIN THE UNDEVELOPED PORTION OF HARVEST EDGE SUBDIVISION

Mr. Roloff went through the findings of fact on the resolution provided.

Mr. Roloff stated there was a resolution in the packet and went over the findings of fact in the resolution.

Buchanan moved to recommend granting of the requested rezoning ZA2021-06 with the findings of fact as stated below. Roloff seconded the motion. ROLL CALL. 5-0. Motion Passed.

BE IT THEREFORE RESOLVED this 7th day of December, 2021 by the Plan and Zoning Commission of the Village of Mahomet that:

A. 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 NOT 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 sanitary sewage disposal and water supply ARE 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. If the property is currently vacant, the length of time the property has remained vacant as zoned HAS 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 Factors for evaluation of zoning decisions HAVE been considered during the review of this proposed rezoning request.
- B. The Plan and Zoning Commission does hereby recommend that the Board of Trustees of the Village of Mahomet GRANT the requested zoning map amendment for the subject property from R-1B Single-Family Residential to R-1C Single-Family Residential district.

AGP2021-01 HARVEST EDGE SUBDIVISION

A RESOLUTION CONCERNING AN AREA GENERAL PLAN FOR 42.37± ACRES OF LAND LOCATED SOUTHWEST OF THE INTERSECTION OF SOUTH MAHOMET ROAD AND COUNTY ROAD 425E

Abby Heckman presented information provided in the staff memo. The proposed AGP is related to the rezoning request that was just acted on. This amended AGP is in response to the changes to the location of South Mahomet Road that the Board of Trustees has already approved. The staff memo stated there would be an increase in lots from 168 to 176 but that is incorrect based on information provided by the petitioner. Lots for the proposed AGP would increase the home lots from 168 to 170. A development agreement will be presented to the BOT at a future meeting that will include elements of this plan.

Mr. Buzicky asked if connection to CR425E in the first phase was considered.

Rob Frerichs stated it was considered but the connection is a higher cost that would need to be done after the first phase.

Mr. Roloff asked for any questions and there were none.

Mr. Roloff went through the findings of fact on the resolution provided.

DeAtley moved approve AGP2021-01 Harvest Edge Subdivision with the findings of fact as stated below.  
Buchanan seconded the motion. ROLL CALL. 5-0. Motion Passed.

BE IT THEREFORE RESOLVED this 7th day of December, 2021 by the Plan and Zoning Commission of the Village of Mahomet, Illinois, that:

1. The Plan and Zoning Commission DOES hereby approve the Area General Plan for Harvest Edge Subdivision prepared by Bryan Bradshaw, BKB Engineering, Inc., dated October 26, 2021 and does hereby authorize the Chair to affix his signature upon the Plan indicating such approval.
2. The approval granted in item 1 above is subject to incorporation of all the minor modifications identified by the Village staff.
3. The approval granted in item 1 above is subject to the understanding that any infrastructure items shown on the Area General Plan are conceptual in nature and are subject to final design and review by the Village as part of later stages of the review of this development.
4. The approval granted in item 1 above is granted with the understanding that the Area General Plan is intended to provide a general indication of the overall layout of the site and that modifications to the final layout may occur as part of the final development process, as reviewed and approved by the Village of Mahomet, including lot sizes to comply with underlying zoning.
5. The approval granted in item 1 above is not intended to confer or recommend any waivers, deferrals or variances to the Ordinances of the Village of Mahomet.

ZA2021-07: VICTOR J FUENTES

A RESOLUTION CONCERNING A REZONING FOR 14.79± ACRES OF LAND FROM R1A SINGLE-FAMILY RESIDENTIAL DISTRICT TO AG AGRICULTURE DISTRICT LOCATED NORTHEAST OF THE INTERSECTION OF COPPERHILL DRIVE AND COUNTY ROAD 325E COMMONLY KNOWN AS 402 COPPERHILL DRIVE

Mr. Roloff asked if there were any additional comments from the Commissioners.

Mr. Roloff went through the findings of fact on the resolution provided.

Briney moved to recommend granting of the requested rezoning ZA2021-07: Victor J Fuentes with the findings of fact as stated below. Roloff seconded the motion. ROLL CALL. 2-3 (Buchanan, Buzicky, DeAtley). Motion Failed.

BE IT THEREFORE RESOLVED this 4th day of January, 2022 by the Plan and Zoning Commission of the Village of Mahomet that:

A. 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 NOT 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 sanitary sewage disposal and water supply ARE 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. If the property is currently vacant, the length of time the property has remained vacant as zoned HAS 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 Factors for evaluation of zoning decisions HAVE been considered during the review of this proposed rezoning request.
- B. The Plan and Zoning Commission does hereby recommend that the Board of Trustees of the Village of Mahomet GRANT the requested zoning map amendment for the subject property from R-1A Single-Family Residential to AG Agricultural district.

Mr. Roloff stated that given the previous action didn't pass is there an alternative motion and findings of fact.

Mr. Briney stated that none of the other Commissioners spoke up earlier when we went through the findings of fact.

Mr. Buchanan stated his biggest issue was that the properties around this are residential.

Abby Heckman stated the property to the north is within the Village limits and is zoned residentially. The property to the west has an existing residence and submitted a letter of support. The property to the north is a County property zoned for ag use.

Patrick Brown asked the Commission what was wrong with agriculturally zoned properties adjacent to residential areas given there are agricultural properties adjacent on the edge of town all over.

Mr. Roloff stated the property to the east is in the Village and zoned ag.

Abby Heckman stated she spoke casually on the phone with the property owner to the south and she was just getting clarifying information and did not express opposition to the rezoning over the phone.

Mr. Buzicky stated there wasn't enough information to determine if proposed ag would affect the planned residential to the north.

Mr. DeAtley stated he would like to prevent conflict between residential and ag uses in the future and that covenants could be changed or expire.

Abby Heckman stated some covenant changes the Village has control over and some changes the Village does not have control.

Mr. DeAtley stated he would have a different position on findings 2 and 9. He suspects that a denial won't pass either given it was 2-3.

Mr. Roloff asked the Village Attorney if the Commission can send the recommendation as it is.

Joe Chamley stated if the Commission wants to give it to the BOT as is then they could.

Jenny Park, attorney for petitioner, spoke up to state that she was actually in attendance for a different case but this petitioner is also her client. She asked if the Commission would be willing to table the issue to the next month to allow her client to provide more information to help with their decision.

Buzicky moved to table the requested rezoning action item for ZA2021-07: Victor J Fuentes to the next meeting so the petitioner can provide comments and the recorded covenants can be reviewed. Briney seconded the motion. ROLL CALL. 4-1 (DeAtley). Motion Passed.

ZA2021-08: PARKHILL ENTERPRISES LLC

A RESOLUTION CONCERNING A REZONING UPON ANNEXATION FOR 0.34± ACRES OF LAND FROM COUNTY R-5 MOBILE HOME PARK DISTRICT TO VILLAGE C-2 GENERAL COMMERCIAL DISTRICT LOCATED NORTHEAST OF THE INTERSECTION OF PRAIRIEVIEW ROAD AND TIN CUP ROAD

Mr. Roloff asked if there were any additional comments from the Commissioners.

Mr. Roloff went through the findings of fact on the resolution provided.

Roloff moved to recommend granting of the requested rezoning ZA2021-08: Parkhill Enterprises LLC with the findings of fact as stated below. DeAtley seconded the motion. ROLL CALL. 5-0. Motion Passed.

BE IT THEREFORE RESOLVED this 7th day of December, 2021 by the Plan and Zoning Commission of the Village of Mahomet that:

- A. The Plan and Zoning Commission does hereby further set forth the following findings of fact concerning the requested zoning amendment upon annexation:
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 sanitary sewage disposal and water supply ARE 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. If the property is currently vacant, the length of time the property has remained vacant as zoned HAS 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 Factors for evaluation of zoning decisions HAVE been considered during the review of this proposed rezoning request.
- B. The Plan and Zoning Commission does hereby recommend that the Board of Trustees of the Village of Mahomet GRANT the requested zoning map amendment upon annexation for the subject property from County R-5 Manufactured Home Park to Village C-2 General Commercial district.

MIP2021-02: PARKHILL ENTERPRISES DEVELOPMENT SUBDIVISION (WAIVER / DEFERRAL REQUEST)  
A RESOLUTION CONCERNING A WAIVER (DEFERRAL) REQUEST FOR A MINOR SUBDIVISION ON 18.2± ACRES OF  
LAND LOCATED NORTHEAST OF THE INTERSECTION OF PRAIRIEVIEW ROAD AND TIN CUP ROAD

Abby Heckman presented information provided in staff memo.

Mr. Roloff asked if resubdivision of lot 102 would have to come back before the PZC before anything could happen.

Abby Heckman stated the request does not permit administrative approval for resubdivision of lot 102.

Mr. Roloff went through the findings of fact.

Roloff moved to recommend approval of the requested waivers/deferrals for MIP2021-02: Parkhill Enterprises Development Subdivision with the findings of fact as stated below. DeAtley seconded the motion. ROLL CALL. 5-0. Motion Passed.

BE IT THEREFORE RESOLVED this 7th day of December, 2021, by the Plan and Zoning Commission of the Village of Mahomet, that:

- A. The Plan and Zoning Commission does hereby recommend APPROVAL of the deferral of the full requirements of the Subdivision Ordinance for the Final Plat for the Parkhill Enterprises Development Subdivision and the execution of same by the Administrative Review Committee, if they deem appropriate.
- B. The approval of the deferral recommended above is further subject to the following conditions:
  - a. The Final Plat, as proposed, shall be recorded identifying Lot 101 and Lot 102 with covenants that require lot 101 to be developed in compliance with all Village ordinances and regulations and resubdivision required before any development can occur on lot 102
  - b. The Final Plat, as proposed, shall be approved and signed by the members of Administrative Review Committee if substantially conforming to proposed Plat and meeting all other requirements for notifications, consultations and the receipt of required reports
  - c. Annexation of the portion of the Property to be subdivided shall be recorded prior to the recording of the Final Plat.

PV403 DEVELOPMENTS LLC (WAIVER / DEFERRAL REQUEST)

A RESOLUTION CONCERNING A WAIVER (DEFERRAL) REQUEST FOR 26.04± ACRES OF LAND LOCATED ON THE WEST SIDE OF PRAIRIEVIEW ROAD AND ON THE NORTH SIDE OF CLARK STREET

Abby Heckman presented information provided in staff memo. This is the parent parcel on which the land area included in the CU2021-02 conditional use request is located.

Patrick Brown stated that the Village Attorney and the petitioner's attorney have talked at length and have agreed on the terms as presented. The parent parcel owner is not ready to submit a plan for development at this time.

Abby Heckman stated that the Village Attorney feels as though Village interests are protected and this would allow some flexibility to the Kimballs to start their project without the remaining parent parcel land to be included in the subdivision.

Joe Chamley agreed and is a win-win.

Mr. Buchanan stated that in past the discussions it was indicated that there would be dedication of right-of-way but now is indicated as a 39-foot easement.

Abby Heckman stated yes that has changed. The petitioner would be the effected property owner and any development they propose in the future may not happen if the 39-foot access is not adequate. The access easement does serve the same purpose as far as providing a secondary access point to get car to Clark Street.

Patrick Brown stated is offers flexibility for access but the property owner doesn't have plans at this time.

Abby Heckman stated that the functionality of the access easement could be addressed with subdivision recording documents.

Mike Buzicky asked about the shared drainage.

Abby Heckman stated that staff has looked at the drainage for the property preliminarily but no site plan for the self-storage site has been officially submitted for review. Our consulting engineer has evaluated the drainage for the self-storage site and believes there is adequate capacity but any future development of the remaining land will require further evaluation and possible changes to the drainage pond for future capacity needs.

Mr. Roloff asked for a motion on the provided resolution.

Roloff moved to recommend approval of the requested waivers/deferrals for PV403 Development LLC with the findings of fact as stated below. Briney seconded the motion. ROLL CALL. 5-0. Motion Passed.

BE IT THEREFORE RESOLVED this 7th day of December, 2021, by the Plan and Zoning Commission of the Village of Mahomet, that:

- A. The Plan and Zoning Commission does hereby recommend APPROVAL of the request for the waiver from the full requirements of the Subdivision Ordinance to PV403 Developments LLC (“Owner”) to allow for the subdivision of a portion of the property located within the northeast quarter of the southwest quarter of Section 13, Township 20 North, Range 7 East of the Third Principal Meridian, Champaign County, Illinois (identified by the Champaign County Assessor as a part of the PIN 15-13-13-300-001) (“Subdivided Land”).
- B. The following waivers, conditions and contingencies are recommended to be included, but for this transaction only:
  1. Waive the area general plan phase, preliminary plat phase, construction plan phase and final plat phase for major subdivision and any and all requirement for a minor plat of subdivision for the Remaining Property.
  2. Allow a metes and bounds legal description to transfer the Subdivided Land from the Property, thereby the remaining portion of the larger parcel will be approximately 21.348 acres (“Remaining Property”).
  3. Allow for the platting and development of the Subdivided Land by Developer after closing between Owner and Developer.
  4. That the Remaining Property will not be considered in violation of the Subdivision Ordinances.
  5. Owner shall have the right and ability to present any and all future final subdivision requests including such platting as may be desired by Owner for the Remaining Property. Any minimum time period before future minor or other subdivision requests is waived.
  6. Developer shall have the right to apply for a subdivision and development of only the Subdivided Land without any requirement or inclusion of the Remaining Property.
  7. The Remaining Property may not be developed until Owner further plats the Remaining Property in accordance with then current Village subdivision ordinance. Owner shall have the right to apply for a subdivision and development of only the Remaining Property without any requirement or inclusion of the Subdivision Land.
  8. That any subdivision or development of the Subdivided Land shall include an access easement of at least 39 feet in width over the Subdivided Land from Clark Street to such new property line on the north, but no public right of way shall be required to be dedicated adjacent to the Remaining Property.

9. There shall be shared detention via recorded document which runs with the Subdivided Land and the Remaining Property which such shared detention basin is located on the existing pond within the Remaining Property.
10. Kimball subdivision, a one or two lot subdivision, of 4.692 acres is recorded within 1 year of today's date. If the final plat of the Subdivided Land is not recorded within 1 year of today's date, all waivers (for benefit of Remaining Property or Subdivided Land) contained herein are revoked and void, retroactively.
11. All improvements required for Clark Street will be the responsibility of Kimball Subdivision to construct or obtain waivers or deferrals.

CU2021-02: JODI AND ADAM KIMBALL

A RESOLUTION CONCERNING A CONDITIONAL USE PERMIT TO ALLOW A SELF-STORAGE / MINI-WAREHOUSE FACILITY ON 4.7± ACRES OF LAND ZONED C-2 GENERAL COMMERCIAL LOCATED ON THE NORTH SIDE OF CLARK STREET APPROXIMATELY 230 FEET WEST OF PRAIRIEVIEW ROAD

Mr. Buzicky suggested that a seal coat over the recycled asphalt may provide a dust-free surface.

Adam Kimball stated that could be an option if that is what is needed to secure the use.

Patrick Brown stated there have been disagreements in the past on this surface. The surface has to be dust free so the developer could work with staff to determine what is needed.

Mr. Buchanan stated the Cornbelt facility surface referenced is not on a publicly used site. It is a private drive used to access their training facility. The site under consideration is a commercial site where the public will be moving around freely. He doesn't know of any other commercial site in Mahomet that uses the surface proposed.

Mr. Roloff stated that the concern is whether the surface proposed is truly dust free and item f in the resolution states it has to be dust-free.

Ellen Hedrick stated that if the surface isn't dust free then it would cause problems for the Kimballs because all of these buildings would be dirty.

Mr. Roloff stated the resolution is clear and if the surface isn't dust-free then the site would be out of compliance with the conditional use.

Patrick Brown stated that Chad Seiben was on the Zoom chat and had comments.

Chad Seiben, owner of Bulldog Storage which is on the property to the south, stated he had comments related to the related subdivision plat up for preliminary discussion next on the agenda.

Adam Kimball stated he was alright with the conditions but wanted the word privacy removed from condition e.

Mr. Roloff went through the findings of fact.

Roloff moved to recommend granting of the requested conditional use CU2021-02: Jodi and Adam Kimball with the findings of fact as stated below. Briney seconded the motion. ROLL CALL. 4-1 (Buchanan). Motion Passed.

BE IT THEREFORE RESOLVED this 7th day of December, 2021 by the Plan and Zoning Commission of the Village of Mahomet that:

1. The Plan and Zoning Commission does hereby recommend the Board of Trustees GRANT the requested Conditional Use Permit for mixed use commercial and self-service storage / mini-warehouse facility at the above-described property.
2. The Plan and Zoning Commission does hereby further state that the conditional use shall be subject to the following conditions:
  - a. A subdivision is required to create lots ready for development. The site must comply with all applicable provisions of the Subdivision Ordinance or waivers granted thereof.
  - b. An approved Site Development Plan is required before any excavation on the property. A building permit is required for each building and must be compliant with all Village regulations.
  - c. Site development must substantially comply with the Site Plan as presented to the PZC (Site Plan dated December 7, 2021).
  - d. Driveway approach locations (within the public right-of-way) are subject to compliance review and approval.
  - e. Fencing must be provided around the perimeter of the self-storage area of the site as indicated on the attached Site Plan.
  - f. Drive lanes and parking areas on the site must be constructed of a solid, dust-free surface that will ensure that none of the surface will be tracked off site by vehicles and site maintenance operations.
  - g. The site must comply with all applicable provisions of the Zoning Ordinance.
  - h. 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.
3. 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 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 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 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.
4. The approval recommended above shall be subject to the fulfillment of the conditions set forth in Item 2 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.

**PRELIMINARY DISCUSSION:**

KIMBALL SUBDIVISION (FINAL PLAT) – DISCUSSION OF SUBDIVISION DEVELOPMENT AND POTENTIAL WAIVERS FOR A TWO LOT SUBDIVISION ON 4.7± ACRES OF LAND LOCATED ON THE NORTH SIDE OF CLARK STREET APPROXIMATELY 230 FEET WEST OF PRAIRIEVIEW ROAD

Abby Heckman stated the property for preliminary discussion was discussed during the previous conditional use case.

Adam Kimball went through the potential list of waivers and how they relate to the upcoming subdivision plat. Details of expected improvements in the right-of-way and in the 39-foot access easement area.

Patrick Brown stated staff supports 1 and 4.

Ellen Hedrick stated staff is not ok with number 2 and 3. One of the reasons to have a functional cul-de-sac for turn arounds of stray traffic from interstate. Recycled asphalt in the cul-de-sac would be torn up.

Abby Heckman stated there may be changes to the waiver list due to the details of the actual construction plans. Biggest issues would be sidewalks and the delay of infrastructure. The PV403 waiver requires the plat to record within a year.

Adam Kimball talked about phasing and details of the subdivision infrastructure.

Ellen Hendrick stated a need for a sidewalk in this area is low but it is good to save space for it if it is needed in the future.

Chad Seiben, owner of adjacent Bulldog Storage, stated initial concerns was timing of the installation of the cul-de-sac due to access to his site. The cul-de-sac material is a concern. Description of how snow removal activities for the roadway happen. The aggregate surface may not hold up to plow activities and the impact to his site. He supports waiver 1 and would not want the other half-street roadway improvements. He would like consideration of vacation of the existing the right-of-way west of existing Clark Street.

Abby Heckman stated staff is aware of Chad Seiben's concerns and request related to the termination of Clark Street and vacation of excess right-of-way. Staff will communicate with Public Works for any design to verify functionality and maintainability of the roadway.

Mr. DeAtley stated he agreed with the pavement concerns. If there are no sidewalks put in, space should be saved.

Adam Kimball stated the cul-de-sac would be compliant with curbing but timing of when it is installed is in question.

Abby Heckman stated that staff is aware that temporary situations very often become permanent.

Mr. Buchanan asked when the cases from today would go to the Board.

Abby Heckman stated they would be presented at the study session next week and final decision possible at the regular Board meeting the following week.

**COMMISSIONER / STAFF COMMENTS:**

**PROPOSED 2021 PZC / BOA MEETING SCHEDULE (DISCUSSION ONLY)**

Abby Heckman stated the 2022 schedule was in the packet.

**NEXT PZC MEETING – JANUARY 4, 2022**

Abby Heckman stated there were agenda items for January. There will be two variances and two conditional uses.

**ADJOURN:**

DeAtley moved to adjourn the meeting. Roloff seconded the motion. ROLL CALL. 5-0. The meeting was adjourned at 9:32 pm.

Respectfully,  
Abby Heckman, Planner



**Plan and Zoning Commission  
Staff Report  
Meeting April 5, 2022**

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

**PROJECT:** Rezoning – ZA2022-02

**PETITIONER:** James and Julie Ann Clapper (owner / owner representative)

**PUBLIC HEARING / PROCEDURAL ISSUES:**

The Plan and Zoning Commission (PZC) is required to hold a public hearing upon request for a Zoning Map Amendment. The public hearing is scheduled for April 5, 2022 at 7:00pm. 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 March 20, 2022. Notice letters were sent via USPS to property owners within 250 feet of the rezoning boundary. The PZC acts in an advisory role to the Board of Trustees (BOT) regarding zoning map amendments. The PZC is asked to make a recommendation to the BOT concerning rezoning requests. A draft resolution is attached for consideration by the PZC. The BOT will approve or deny the proposed zoning map amendment.

**REQUESTED ACTION: PUBLIC HEARING  
RECOMMENDATION TO BOARD OF TRUSTEES (BOT)**

The petitioner has applied for and submitted all documentation in accordance with the Zoning Ordinance and requests consideration of the proposed zoning map amendment. The PZC is asked to consider all documents concerning the proposed zoning map amendment. The rezoning request includes three (3) properties and 27.69± acres of land. Current zoning on the subject property is R-1A Single-Family Residential district. The proposed zoning is AG Agricultural district. The property owners and from the same family and would like to rezone the subject properties to allow flexibility with accessory buildings used to support the existing farming operations on the site. Residentially zoned (R-1) property has significant limitations to the size of accessory buildings allowed.

**SITE LOCATION / DETAILS:** The subject properties are located on the west side of Prairieview Road, south of the railroad tracks and approximately one mile south of the intersection of Oak Street (US 150) and Prairieview Road, commonly known as 1987 and 1989 S Prairieview Road.

**BACKGROUND:** The three (3) subject properties were created as part of Hayward Subdivision No. 1 and Hayward Subdivision No. 2. A single-family home and related accessory structures exist on two (2) of the lots and farm accessory structures exist on the lot which is farmed.

**CONFORMANCE TO COMPREHENSIVE PLAN:** The Comprehensive Plan Land Use Plan shows Agriculture and Single-Family Detached Residential uses on this site and adjacent to lands designated as agricultural

use to the south and east. The Comprehensive Plan urges development which is compatible with adjacent existing and future land uses. The rezoning request is consistent with this principle.

**LAND USE AND ZONING:**

Direction	Current Land Use	Current Zoning
On-Site	Single-Family Residential / Agricultural	R-1A Single-Family Residential
North	Railroad ROW / Undeveloped / Agriculture	R-1A Single-Family Residential
South	Undeveloped / Agriculture	County
East	Undeveloped / Agriculture	R-1A Single-Family Residential
West	Undeveloped / Agriculture	I-1 Planned Industrial / R-1A Single-Family Residential

**CONFORMANCE TO ZONING ORDINANCE:** The intent of the AG zoning district is to provide for limited areas of agricultural activity and for activities associated with a rural setting. Single-family dwelling is a permitted use within the AG district. The request is consistent with the intent of the proposed AG Agricultural zoning classification.

**POLICE / FIRE PROTECTION:** The Village of Mahomet Police Department currently provides police protection to this site and is approximately 3.2 miles from the police station. This property is within the Cornbelt Fire Protection District and is approximately 3.5 miles from the Main Street fire station.

**SANITARY SEWER AND WATER FACILITIES:** No public sanitary sewer and water services are available to serve this site therefore the site is currently served by a private water well and sanitary septic system.

**STREETS AND SIDEWALKS:** No sidewalks exist along Prairieview Road. No change to the existing access points to this site is proposed.

**LASALLE FACTORS:**

The Illinois Supreme Court has established a set of factors for evaluation of the constitutionality of zoning decisions. No single factor is controlling, and each case must be decided on its own facts although Illinois courts place substantial importance on the first factor.

1. The existing uses and zoning of nearby property.
2. The extent to which property values are diminished.
3. The extent to which the destruction of property value of the plaintiff promotes the health, safety, morals or general welfare of the public.
4. The relative gain to the public as opposed to the hardship imposed upon the individual property owner.
5. The suitability of the subject property for the zoned purposes
6. The length of time the property has been vacant as zoned considered in the context of land development in the area.
7. The care with which a community has undertaken to plan its land-use development.

These factors should be considered during the Commission’s deliberations. The attached prepared resolution will address these factors for consideration by the Commission.

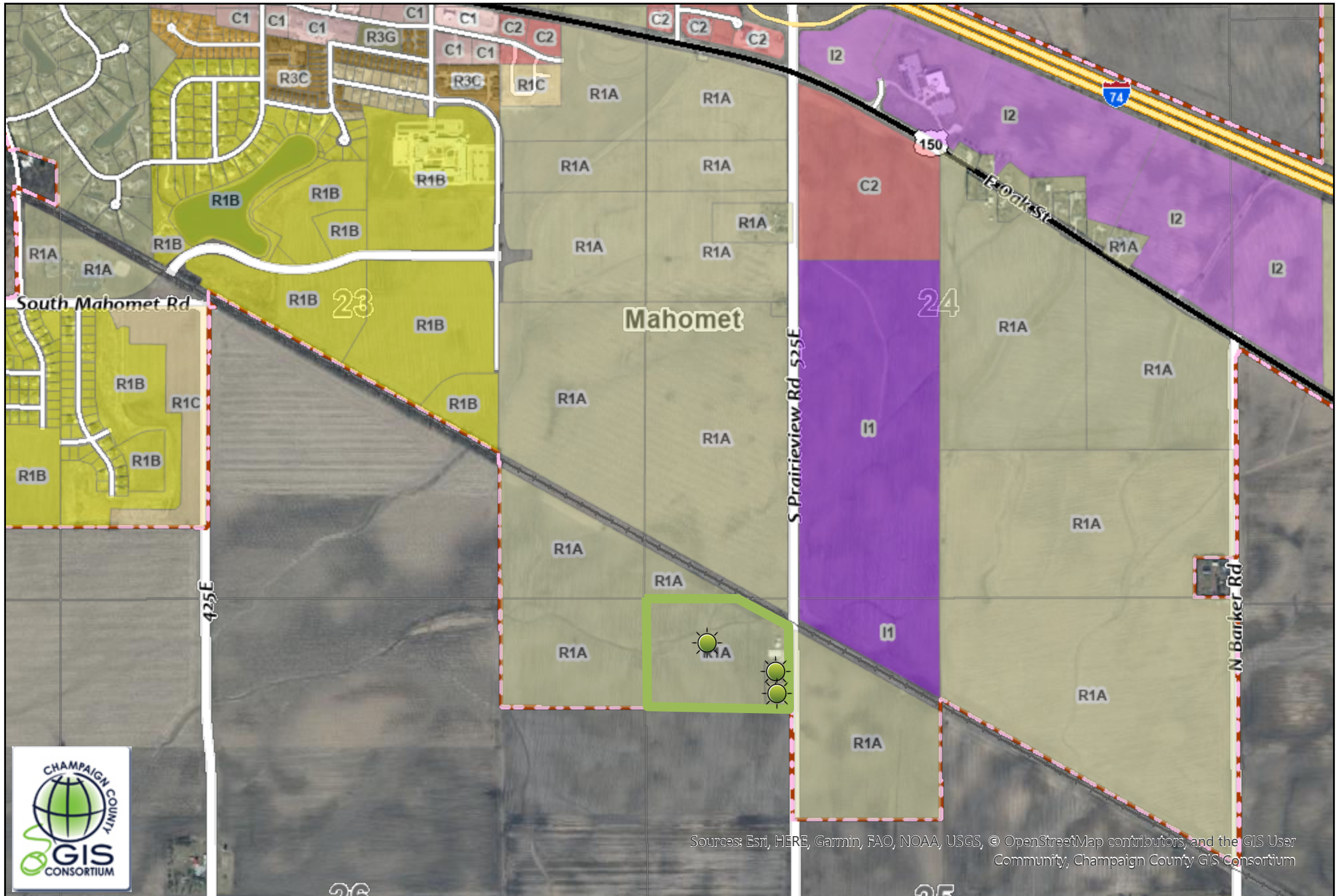
**STAFF RECOMMENDATION**

Village staff supports approval of the rezoning request. The proposed rezoning is consistent with existing and future expected uses in the area. The request is consistent with recommendations in the Comprehensive Plan and the intent of the proposed zoning district.

**ATTACHMENTS:**

- A) Aerial Location / Zoning Map
- B) Draft Resolution
- C) Application

# ZA2022-02: Clapper R1A to AG



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Champaign County GIS Consortium

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**RESOLUTION FOR PLAN AND ZONING COMMISSION**

**Concerning Amending the Zoning Classification for 27.69± acres of land located on the west side of Prairieview Road, south of the railroad tracks and approximately one mile south of the intersection of Oak Street (US 150) and Prairieview Road, commonly known as 1987 and 1989 S Prairieview Road, from R-1A Single-Family Residential district to AG Agricultural 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, James and Julie Ann Clapper, has requested a zoning map amendment for the subject property from R-1A Single-Family Residential to AG Agricultural district; and,

**WHEREAS,** the subject property is located on the west side of Prairieview Road, south of the railroad tracks and approximately one mile south of the intersection of Oak Street (US 150) and Prairieview Road, commonly known as 1987 and 1989 S Prairieview Road; and,

**WHEREAS,** the legal description for the property to be rezoned is as follows:

LOT 1A IN THE FINAL PLAT OF HAYWARD SUBDIVISION NO. 2, AS PER PLAT RECORDED IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS, RECORDER ON MAY 10, 2012, AS DOCUMENT NO. 2012R11452, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

LOT 1B IN THE FINAL PLAT OF HAYWARD SUBDIVISION NO. 2, AS PER PLAT RECORDED IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS, RECORDER ON MAY 10, 2012, AS DOCUMENT NO. 2012R1142, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

LOT 2 OF HAYWARD SUBDIVISION NO. 1 IN THE VILLAGE OF MAHOMET, AS PER PLAT RECORDED AS DOCUMENT 2001-R-16252, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

**WHEREAS,** a Public Hearing concerning the proposed rezoning was held on April 5, 2022 by the Plan and Zoning Commission to solicit evidence and testimony from the public; and,

**WHEREAS,** the Village Planner, and Village Attorney provided the Village with technical and background information regarding the proposed rezoning; and,

**WHEREAS,** the Plan and Zoning Commission met and reviewed the evidence and testimony submitted and has considered all the available factual evidence concerning the requested action.

**BE IT THEREFORE RESOLVED** this 5<sup>th</sup> day of April, 2022 by the Plan and Zoning Commission of the Village of Mahomet that:

- A. 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 / HAVE NOT** been met.
  2. The proposed zoning **DOES / DOES NOT** conform with the intent of the Village Comprehensive Plan.
  3. The proposed zoning **IS / IS NOT** consistent with the proposed use of the site.
  4. The proposed zoning **WILL / WILL NOT** be compatible with the established land use pattern in the vicinity.
  5. The proposed zoning **DOES / DOES NOT** create an isolated, unrelated zoning district.
  6. The site **IS / IS NOT** suitable for the uses allowed in the proposed zoning district.
  7. The proposed zoning **WILL / WILL NOT** be consistent with the health, safety and general welfare of the public.
  8. Major land uses in the neighborhood **HAVE / HAVE NOT** changed since zoning was applied to this site.
  9. The proposed zoning **IS / IS NOT** consistent with the existing zoning designations in the surrounding area.
  10. The proposed zoning **WILL / WILL NOT** be contrary to the original purpose and intent of the Zoning Ordinance.
  11. The proposed zoning **WILL / WILL NOT** be injurious to the use and enjoyment of adjacent properties.
  12. The proposed zoning **WILL / WILL NOT** promote the orderly development of the site and surrounding properties.
  13. The proposed zoning **WILL / WILL NOT** significantly adversely impact existing traffic patterns.
  14. Adequate facilities for municipal sanitary sewage disposal and water supply **ARE / ARE NOT** available for the site.
  15. Adequate provisions for stormwater drainage **ARE / ARE NOT** available for this site.

16. The proposed zoning **WILL / WILL NOT** adversely impact police protection or fire protection.
17. The proposed zoning **WILL / WILL NOT** significantly adversely impact schools or other public facilities.
18. The proposed zoning **WILL / WILL NOT** conflict with existing public commitments for planned public improvements.
19. The proposed zoning **WILL / WILL NOT** adversely influence living conditions in the immediate vicinity.
20. The proposed zoning **WILL / WILL NOT** preserve the essential character of the neighborhood in which it is located.
21. The proposed change **WILL / WILL NOT** significantly alter the population density pattern.
22. The value of adjacent property **WILL / WILL NOT** be diminished by the proposed zoning.
23. The proposed zoning **WILL / WILL NOT** enhance the value of the petitioner's property.
24. The proposed zoning **WILL / WILL NOT** constitute an entering wedge affecting the use or development of adjacent property.
25. If denied, the petitioner **WILL / WILL NOT** suffer deterioration to his or her property value.
26. The proposed zoning **DOES / DOES NOT** correct an error in the original zoning of this site.
27. 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 / WILL NOT** result in private investment that would be beneficial to the development or redevelopment of a vacant property or deteriorated neighborhood.
29. There **IS / IS NOT** a need in the community for additional land within the requested zoning district.
30. The proposed zoning **WILL / WILL NOT** adversely impact agricultural farming operations in the vicinity of this site.
31. The proposed rezoning **IS / IS NOT** consistent with Village Comprehensive Plan policies concerning the protection of prime farmland when appropriate.

- 32. The proposed rezoning **WILL / WILL NOT** result in long term adverse environmental consequences to natural areas and wildlife habitat.
- 33. The LaSalle Factors for evaluation of zoning decisions **HAVE / HAVE NOT** been considered during the review of this proposed rezoning request.
- 34. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. The Plan and Zoning Commission does hereby recommend that the Board of Trustees of the Village of Mahomet **GRANT / DENY** the requested zoning map amendment for the subject property from R-1A Single-Family Residential to AG Agricultural district.

\_\_\_\_\_  
Chair, Plan and Zoning Commission  
Village of Mahomet, Illinois

Case Name: ZA2022-02

**REQUEST FOR ZONING AMENDMENT  
VILLAGE OF MAHOMET**

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

Date Filed: 2/28/2022

Date of Hearing: 04/05/2022

Date of Published Notice: 03/20/2022 Newspaper News-Gazette

Fee Paid – Receipt No.: 3375 Amount: \$300.00 Date: 02/28/2022

Legal Ad cost ck# :3382 \$136.40 pd 03/23/2022  
Comments: (indicate other actions such as continuances) \_\_\_\_\_

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Action by Board on Request: \_\_\_\_\_

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**NOTICE TO APPLICANTS**

1. A Zoning Amendment is a zoning adjustment, which permits a change of district requirements where an individual or group of properties are both harshly and uniquely burdened by the strict application of the law. The power to alter zoning districts is limited. No Zoning Amendment will be granted which would adversely affect surrounding property or the general neighborhood. All zoning amendments must be in harmony with the intent and purposes of the Zoning Ordinance. The applicant must show that there is need and justification for the proposed amendment.
2. There will be no refund of application fee for any Zoning Amendment not granted or withdrawn.
3. No incomplete applications will be acted upon.
4. Granting a Zoning Amendment 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 is as timely a manner as is reasonably possible.

Case Name: ZA2022-02

ZONING AMENDMENT

DATA ON APPLICANT AND OWNER

Name of Applicant (s): James D & Julie Ann Clapper Phone: 217-369-3199

Address of Applicant (s): 1987 County Road 525 E., Champaign, IL, 61822

Property Interest of Applicant: Lot 2 of Hayward Subdivision & Lot 1A & Lot 1B of Hayward  
(Owner/Contract Purchases/Agent, etc.) Subdivision No. 2.

Name of Owner: James & Julie Clapper - Lot 2 of Hayward Subdivision No. 1  
Judy Clapper Lot 1B of Hayward Sub. Phone: No. 2

Donald L. Clapper Trust & Norman K. Clapper Trust; Lot 1A of Hayward Subdivision  
No. 2

ADDRESS AND DESCRIPTION OF PROPERTY

Address: 1987 County Road 525 E, Champaign, IL. & 1989 County Rd. 525 E, Champaign IL  
& Lot 1A of Hayward Subdivision No. 2

Width of Lot: See Attached - page 1

Length of Lot: See Attached - page 1

Lot Area (Square Feet): See Attached - page 1

Tax Parcel Number: See Attached - page 3

Legal Description: (or attach legal description) \_\_\_\_\_  
See attached - page #2

LAND USE AND ZONING

Present Zoning: R1A - Single Family Residential

Proposed Zoning: AG - agriculture

Present Land Use: Lot 1A - Agriculture; Lot 1B and Lot 2 Residential

Proposed Land Use: Lot 1A, Lot 1B & Lot 2 All Agriculture

	Surrounding Zoning	Surrounding Land Use
North	<u>R1A - Residential</u>	<u>AG - Agriculture</u>
South	<u>Not in Village zone</u>	<u>AG - Agriculture</u>
East	<u>R1A - Residential</u>	<u>AG - Agriculture</u>
West	<u>R1A - Residential</u>	<u>AG - Agriculture</u>

Case Name: ZA2022-02

REASONS FOR REQUEST FOR ZONING AMENDMENT

NOTE: The following questions must be answered completely. If additional space is needed, attach extra pages to application. Before answering, read the NOTICE TO APPLICANTS attached hereto.

1. Error in the present Ordinance to be corrected by the proposed change in the Ordinance (Explain fully):

Current zone is residential R1. This is a family farmstead that is an active farm. Requesting rezone to agriculture.

2. Other circumstances which justify the Amendment (Explain Fully): Property is surrounded by family farm ground being utilized for farm purpose.

3. Does any violation of the Village of Mahomet Zoning Ordinance exist on the property at this time? YES \_\_\_\_\_ NO X If yes, how? \_\_\_\_\_

4. Is the subject property planned to be improved? yes

When? As soon as possible

What improvements are planned? Building a pole building on lot 2.

What will be the actual use of the improvements? Storage of equipment

5. Will the grant of an Amendment in the form requested be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance?

Yes X No \_\_\_\_\_ Elaborate: property is surrounded

by farmland

6. Have there been major land changes since zoning was applied in 1963 (i.e. new expressway, new development, etc.)? Yes \_\_\_\_\_ No X, Elaborate: \_\_\_\_\_

Case Name: 2A2022-02

ZONING AMENDMENT

7. Would the proposed change create an isolated district unrelated to adjacent land use or zoning?  
Yes \_\_\_\_\_ No X Elaborate: Surrounding property is all Agriculture.

8. Can the owner of the property realize an economic benefit from uses in accordance with existing zoning? Yes \_\_\_\_\_ No X Elaborate: Residential zoning is restricting the ability to build larger pole building on lots.

9. Are there other sites available already zoned for the proposed use? Yes \_\_\_\_\_ No X Elaborate: Nothing that we own is zoned for anything other than residential

10. Additional comments by applicant: This is family farm ground that has been farmed for over 100 years and will continued to be. The reason it was changed years ago was the building of a home. The Village of Mahomet required a subdivision be established and was then zoned residential.

SKETCH PLAN

A) Is a scaled plot plan indicating the location of the premises and the nature of the variance attached.  
Yes X No \_\_\_\_\_ (Application will not be processed without the required drawing)

B) Additional exhibits submitted by applicants: See Attached Map page 1

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.

Julie Clapp  
(Signature) Applicant

2/28/22  
Date

Julie Clapp  
(Signature) Owner

2/28/22  
Date

ATTACHED- page 1

*Clapper 2nd Sub*

**505-001**

**300-007**  
8.67

820.87

**505-001**  
526.96

*Hayward Sub No 2*

1A

**101-004**

317.43

988.39

181 1B  
**101-005**  
227.00

200 2  
**101-002**

1282.43

33.00

S-Prairieview-Rd

*Hayward Sub No 1*

525E

200ft

Attached page 2

## **LEGAL DESCRIPTION OF HAYWARD SUBDIVISION AND LOTS**

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, MAHOMET TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE FOLLOWING DESCRIBED TRACT LYING SOUTH OF THE SOUTHERLY RIGHT-OF-WAY LINE OF THE NORFOLK SOUTHERN RAILROAD, VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS:

THE NORTH THIRTY ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 25, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ENCOMPASSING 28.394 ACRES MORE OR LESS.

LOT 1A IN THE FINAL PLAT OF HAYWARD SUBDIVISION NO. 2, AS PER PLAT RECORDED IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS, RECORDER ON MAY 10, 2012, AS DOCUMENT NO. 2012R11452, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

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# Tax Parcel Numbers

Lot 1A PIN: 151325101004

Lot 1B PIN: 151325101005

Lot 2 PIN: 151325101002

I, Norman K. Clapper, trustee for the Norman K. Clapper Irrevocable Farm Trust give permission to the Village of Mahomet for the rezoning change for Lot 1A of the Hayward Subdivision No. 2 in the Village of Mahomet from R1A residential to AG agriculture.

X Norman K. Clapper Date: 2-25-2022

I, Judith J. Clapper, trustee for the Donald L. Clapper Irrevocable Farm Trust give permission to the Village of Mahomet for the rezoning change for Lot 1A of the Hayward Subdivision No. 2 in the Village of Mahomet from R1A residential to AG agriculture.

X Judith J. Clapper Date: 2-26-22

I, Judith J. Clapper give permission to the Village of Mahomet for the rezoning change for Lot 1B of the Hayward Subdivision No. 2 in the Village of Mahomet from R1A residential to AG agriculture.

X Judith J. Clapper Date: 2-26-22

## **LEGAL DESCRIPTION OF HAYWARD SUBDIVISION AND LOTS**

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