



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

Join Zoom Meeting

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Meeting ID: 814 5889 8721

Passcode: 452596

Dial by your location

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Join by 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 December 7, 2021. Other written comments may be submitted by emailing Abby Heckman, aheckman@mahomet-il.gov no later than the start of the meeting on December 7, 2021 to ensure placement of such comments in the official record of the meeting.

4. 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

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

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

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

5. 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

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

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

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

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

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

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

6. 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

7. COMMISSIONER / STAFF COMMENTS:

PROPOSED 2021 PZC / BOA MEETING SCHEDULE (DISCUSSION ONLY)

NEXT PZC MEETING – JANUARY 4, 2022

8. ADJOURN



**Plan and Zoning Commission
Staff Report
Meeting December 7, 2021**

FROM: Abby Heckman, Planner
Community Development Department

PROJECT: Rezoning – ZA2021-06: Harvest Edge Subdivision

PETITIONER: Unlimited Holdings LLC (contract purchaser)

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 December 7, 2021 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 November 21, 2021. 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 18.916± acres of land. Current zoning on the subject property is R-1B Single-Family Residential district. The proposed zoning is R-1C Single-Family Residential district.

SITE LOCATION / DETAILS: The subject property is located within the undeveloped portion of Harvest Edge Subdivision, southwest of the intersection of South Mahomet Road and County Road 425E. The petitioner would like to rezone the subject property to provide a transitional residential zoning district between the R1B 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 higher traffic roads can be less desirable for future lot owners. None of the proposed R1C zoned area will be adjacent to the existing R1B lots within the already developed portion of Harvest Edge Subdivision.

BACKGROUND: The subject property was annexed into the Village in March 2008. A 60 acre Area General Plan (AGP) was approved by the Plan and Zoning Commission in January 2015. The first phase of Harvest Edge Subdivision was recorded in October 2016. An amended AGP which reflects this rezoning request and an altered street layout is also being presented for PZC consideration. The new

layout reduces the number of street intersections onto South Mahomet Road from three (3) to the one (1) existing intersection. This rezoning request supports the proposed amended AGP.

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

LAND USE AND ZONING:

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

CONFORMANCE TO ZONING ORDINANCE: The intent of the R-1C zoning district is to provide for detached single-family dwellings with related uses on medium sized lots. The R-1C District is intended to be a transitional area between more intensive uses and less intensive single-family residential uses. The request is consistent with the intent of the proposed R-1C Single-Family Residential zoning classification.

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

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

STREETS AND SIDEWALKS: Sidewalks are existing in the area and would be provided as part of any future development of this site. One additional entrance to the subdivision is proposed along County Road 425 East. No other entrances are proposed along South Mahomet Road.

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.

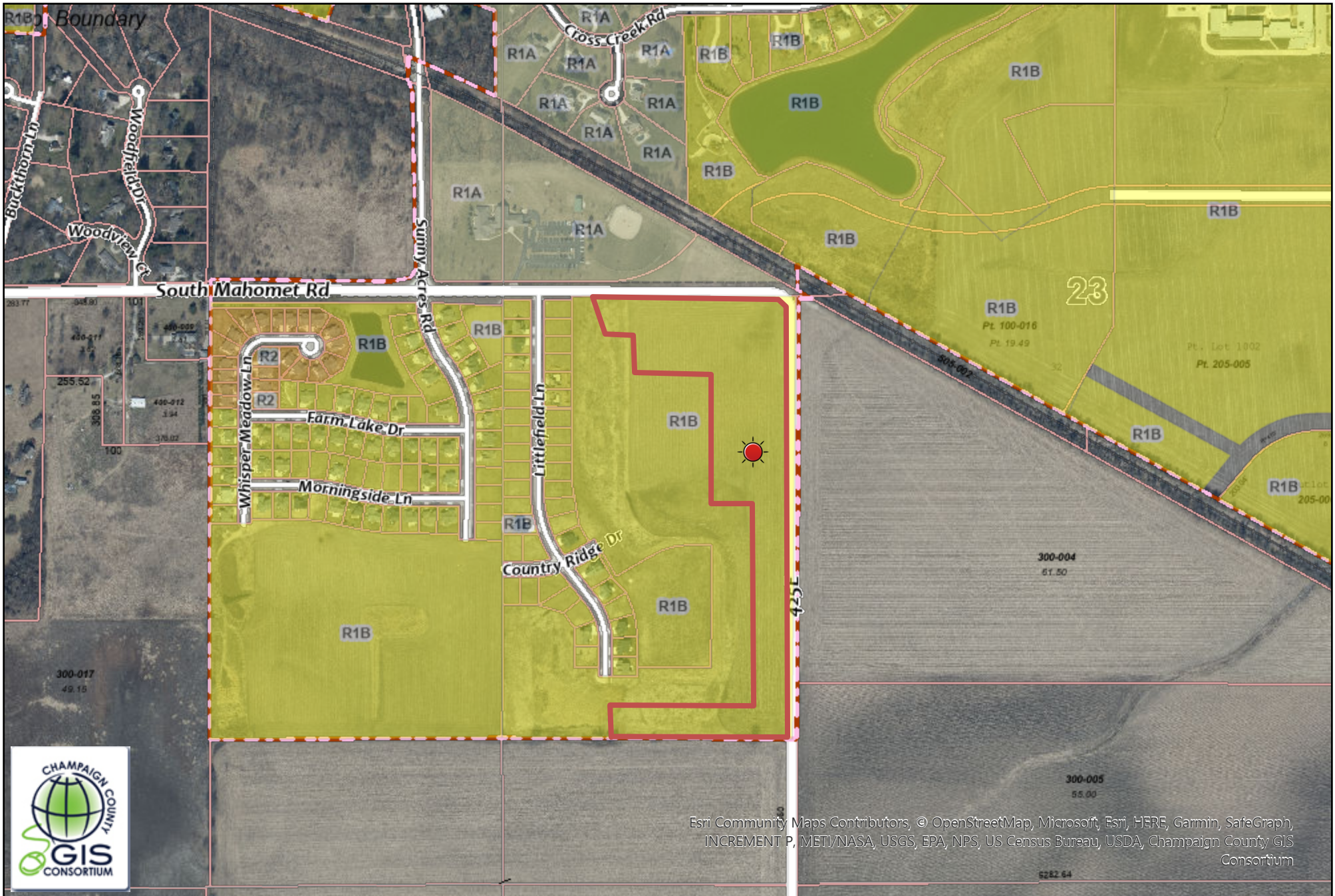
STAFF RECOMMENDATION

Village staff supports approval of the rezoning request. The proposed rezoning is consistent with existing and intended uses in the area. The request is consistent with recommendations in the Comprehensive Plan and the intent of the proposed zoning district. The rezoning provides an opportunity to provide transitional zoning between existing residential lots and adjacent high traffic roadways.

ATTACHMENTS:

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

ZA2021-06 Unlimited Holdings LLC - Harvest Edge Subdivision R1B to R1C



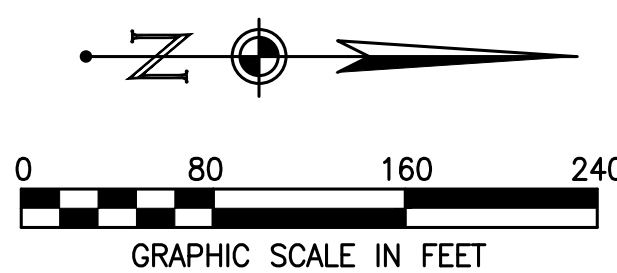
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AREA GENERAL PLAN
HARVEST EDGE SUBDIVISION
 AN ADDITION TO THE VILLAGE OF MAHOMET,
 CHAMPAIGN COUNTY, ILLINOIS



R1B: SINGLE FAMILY RESIDENTIAL DISTRICT (EXISTING)
 REZONE AREA FROM R1B: RESIDENTIAL SINGLE FAMILY DISTRICT TO R1C: RESIDENTIAL SINGLE FAMILY DISTRICT



RESOLUTION FOR PLAN AND ZONING COMMISSION

Concerning Amending the Zoning Classification for 18.916± acres of land located within the undeveloped portion of Harvest Edge Subdivision, southwest of the intersection of South Mahomet Road and County Road 425E from R-1B Single-Family Residential district to R-1C Single-Family Residential district

WHEREAS, the Board of Trustees of the Village of Mahomet, pursuant to the authority conferred by the Statutes of the State of Illinois, has established certain standards and procedures, including Comprehensive Plan designations and policies for the use of land and for zoning establishment and amendment within the corporate Limits of the Village of Mahomet, Illinois; and,

WHEREAS, the Petitioner, Unlimited Holdings LLC, has requested a zoning map amendment for the subject property from R-1B Single-Family Residential to R-1C Single-Family Residential district; and,

WHEREAS, the subject property is located within the undeveloped portion of Harvest Edge Subdivision, southwest of the intersection of South Mahomet Road and County Road 425E; and,

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

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 89°48'29" WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 23, FOR A DISTANCE OF 897.36 FEET; THENCE SOUTH 0°11'31" EAST FOR A DISTANCE OF 15.81 FEET; THENCE SOUTH 23°45'22" EAST FOR A DISTANCE OF 194.67 FEET; THENCE NORTHEASTERLY 44.41 FEET, BEING A NON-TANGENTIAL CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CHORD BEARING OF NORTH 73°20'14" EAST AND A CHORD LENGTH OF 43.76 FEET; THENCE SOUTH 89°42'01" EAST FOR A DISTANCE OF 75.88 FEET; THENCE SOUTH 0°10'48" WEST FOR A DISTANCE OF 155.00 FEET; THENCE SOUTH 89°42'01" EAST FOR A DISTANCE OF 332.31 FEET; THENCE SOUTH 0°09'05" WEST FOR A DISTANCE OF 614.80 FEET; THENCE SOUTH 89°50'55" EAST FOR A DISTANCE OF 147.55 FEET; THENCE SOUTH 0°09'05" WEST FOR A DISTANCE OF 794.22 FEET; THENCE SOUTHWESTERLY 117.81 FEET, BEING A TANGENTIAL CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CHORD BEARING OF SOUTH 70°56'00" WEST AND A CHORD LENGTH OF 76.28 FEET; THENCE NORTH 89°50'55" WEST FOR A DISTANCE OF 558.34 FEET; THENCE SOUTH 0°09'05" WEST FOR A DISTANCE OF 158.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 23; THENCE NORTH 89°53'38" EAST ALONG SAID SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23 FOR A DISTANCE OF 856.53 FEET TO THE SOUTHEAST CORNER OF SAID NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23; THENCE NORTH 0°04'57" EAST ALONG THE EAST LINE OF THE WEST ONE-HALF OF SAID

SECTION 23, FOR A DISTANCE OF 1,981.26 FEET TO THE POINT OF BEGINNING,
CONTAINING 18.916 ACRES, MORE OR LESS.

WHEREAS, a Public Hearing concerning the proposed rezoning was held on December 7, 2021 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 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 / 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-1B Single-Family Residential to R-1C Single-Family Residential district.

Chair, Plan and Zoning Commission
Village of Mahomet, Illinois

Case Name: ZA2021-06

**REQUEST FOR ZONING AMENDMENT
VILLAGE OF MAHOMET**

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Filed: 11/03/2021 Date of Hearing: 12/07/2021

Date of Published Notice: _____ Newspaper _____

Fee Paid – ^{CR} Receipt No.: 5301 Amount: \$300.00 Date: 11/03/2021
Legal Ad Cost - CK# \$214.40

Comments: (indicate other actions such as continuances) _____

Action by Board on Request: _____

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: ZA 2021-06

ZONING AMENDMENT

DATA ON APPLICANT AND OWNER

Name of Applicant (s): Unlimited Holdings, LLC-Harvest Edge Phone: 217-897-1000

Address of Applicant (s): 799 CR 3200 North, Fisher, IL 61843

Property Interest of Applicant: Contract Purchaser
(Owner/Contract Purchases/Agent, etc.)

Name of Owner: Mahomet Land Development, LLC Phone: 217-202-7950

ADDRESS AND DESCRIPTION OF PROPERTY

Address: South Mahomet Road at CR 425E

Width of Lot: Variable Length of Lot: Variable

Lot Area (Square Feet): 18.916 acres Tax Parcel Number: part of 15-13-23-300-007

Legal Description: (or attach legal description) See Attached Legal Description

LAND USE AND ZONING

Present Zoning: R-1B Residential Single Family District

Proposed Zoning: R-1C Residential Single Family District

Present Land Use: Agricultural

Proposed Land Use: Single Family Residential Subdivision

	Surrounding Zoning	Surrounding Land Use
North	<u>R-1A</u>	<u>Vacant / Sports Field</u>
South	<u>County AG-1</u>	<u>Agricultural</u>
East	<u>County AG-1</u>	<u>Agricultural</u>
West	<u>R-1B</u>	<u>Single Family Homes / Detention Basin</u>

Case Name: ZA2021-06

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):

The rezoning request allows for a new R-1C transitional district to be placed to the east from
the existing R-1B district. No existing homes are adjacent to the proposed R-1C district.
This request represents this location's highest and best use.

2. Other circumstances which justify the Amendment (Explain Fully):
Increased traffic and noise from the adjacent collector roadways makes this location less desirable to single family home buyers. The R-1C zoning will allow these lots to be purchased at lower price point corresponding with the conditions present at this location.

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, with public roadways, single family homes, driveways and underground utilities.
When? The next phase of the Harvest Edge subdivision will begin spring 2022 and continue be developed as quickly as market conditions allow.
What improvements are planned? See attached zoning exhibit for an overview of the subdivision
What will be the actual use of the improvements? Residential single family development

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: All properties within the Harvest Edge Subdivision are also single family. Proposed zoning and uses are consistent with the nature of the neighborhood.

6. Have there been major land changes since zoning was applied in 1963 (i.e. new expressway, new development, etc.)? Yes X No _____, Elaborate: _____
Collector roadways and residential developments have all occurred in the general area surrounding the subject tract.

Case Name: ZA 2021-04

ZONING AMENDMENT

7. Would the proposed change create an isolated district unrelated to adjacent land use or zoning? Yes _____ No Elaborate: The proposed R-1C district would provide a logical transition from the existing R-1B district to the adjacent collector roadways of South Mahomet Road and CR 425E
8. Can the owner of the property realize an economic benefit from uses in accordance with existing zoning? Yes No _____ Elaborate: The subject property is better utilized under this rezoning request. The rezoning request allows a more efficient use of this undeveloped tract of the Harvest Edge Subdivision.
9. Are there other sites available already zoned for the proposed use? Yes _____ No Elaborate: Undeveloped R-1C districts in Mahomet are very limited and in demand.
10. Additional comments by applicant: _____

SKETCH PLAN

- A) Is a scaled plot plan indicating the location of the premises and the nature of the variance attached. Yes No _____ (Application will not be processed without the required drawing)
- B) Additional exhibits submitted by applicants: See attached zoning exhibit for an overview of the subdivision.

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

[Signature]
(Signature) Applicant

11-2-21
Date

[Signature]
(Signature) Owner

11-2-2021
Date



**Plan and Zoning Commission
Staff Report
Meeting December 7, 2021**

FROM: Abby Heckman, Planner
Community Development Department

PROJECT: Rezoning – ZA2021-07: 402 Copperhill Drive

PETITIONER: Victor J. Fuentes (owner)

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 December 7, 2021 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 November 21, 2021. 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 14.79± 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 owner would like to rezone the subject property due to the large size of the existing lot and to allow for more flexibility with allowed accessory buildings. Residentially zoned (R-1) property has significant limitations to the size of accessory buildings allowed.

The owners of the property at 310 Copperhill Drive, adjacent to the west, submitted a letter in support of the rezoning request which is attached.

SITE LOCATION / DETAILS: The subject property is located at the northeast corner of the intersection of Copperhill Drive and County Road 325E, commonly known at 402 Copperhill Drive.

BACKGROUND: The subject property was created in 1992 as Lot 4 of Country Ridge South Subdivision. A single-family home and related accessory structures exist on the site.

CONFORMANCE TO COMPREHENSIVE PLAN: The Village of Mahomet Comprehensive Plan currently designates this site as part of the South IL 47 Gateway functional framework area which is characterized

by newer subdivisions surrounded by farmland and natural areas. The Comprehensive Plan Land Use Plan shows Single-Family Detached Residential uses on this site and adjacent to lands designated as agricultural use. The Comprehensive Plan urges development which is compatible with adjacent existing and future land uses. The rezoning request is consistent with this principle. Expansion of residential development to the south of this property is not expected due to challenges with expansion of utilities to serve those lands.

LAND USE AND ZONING:

Direction	Current Land Use	Current Zoning
On-Site	Single-Family Residential	R-1A Single-Family Residential
North	Undeveloped / Agriculture	R-1B Single-Family Residential
South	Undeveloped / Agriculture	County
East	Undeveloped	AG Agricultural
West	Single-Family Residential	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 2.1 miles from the police station. This property is within the Cornbelt Fire Protection District and is approximately 2.5 miles from the 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 Copperhill Drive. Sidewalks within Country Ridge South Subdivision were deferred and are the responsibility of the property owners to construct when requested by the Village to do so. No change to the existing access 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.

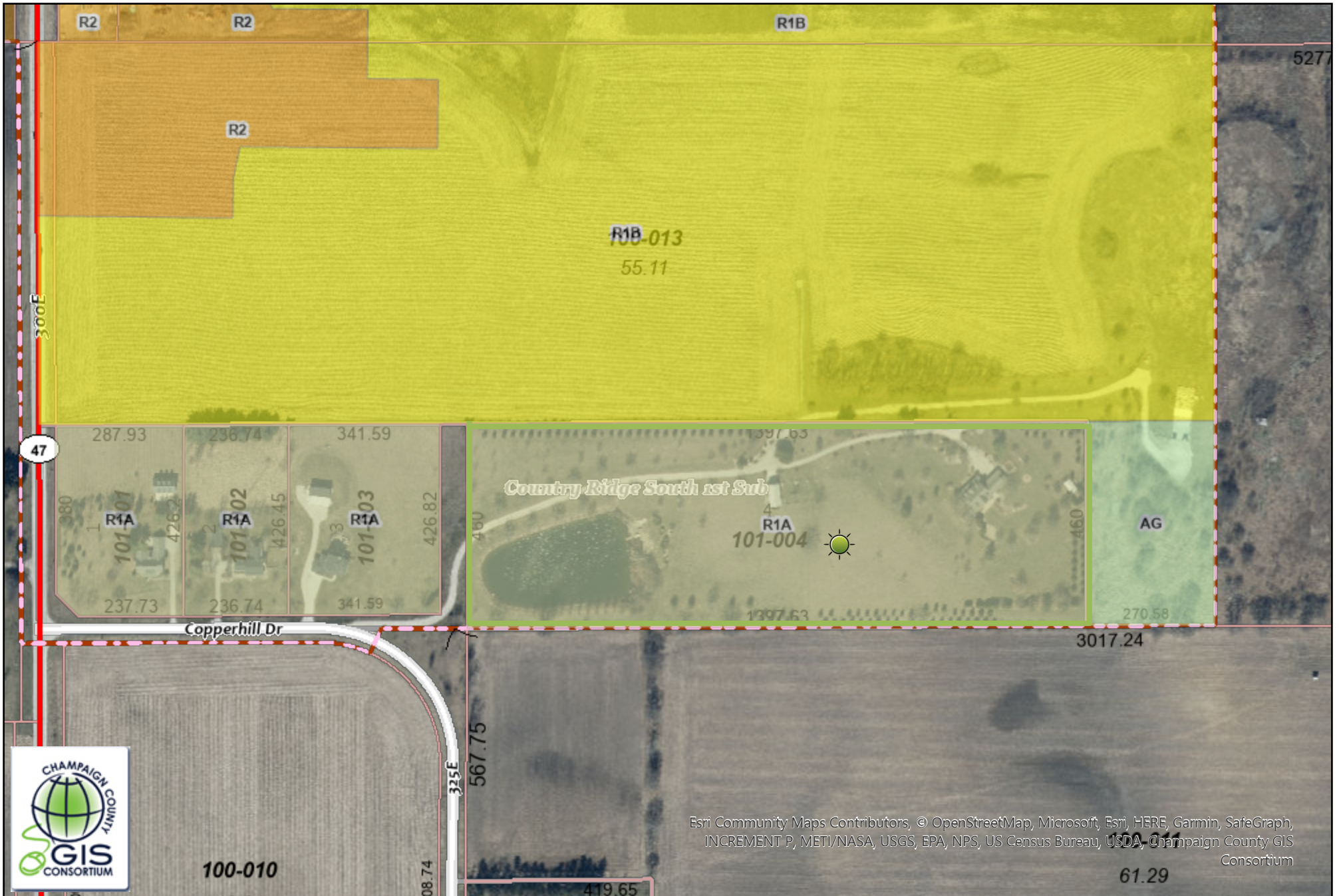
STAFF RECOMMENDATION

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

ZA2021-07 402 Copperhill Drive R-1A to AG



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RESOLUTION FOR PLAN AND ZONING COMMISSION

Concerning Amending the Zoning Classification for 14.79± acres of land located at the northeast corner of the intersection of Copperhill Drive and County Road 325E, commonly known at 402 Copperhill Drive 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, Victor J Fuentes, 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 at the northeast corner of the intersection of Copperhill Drive and County Road 325E, commonly known at 402 Copperhill Drive; and,

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

LOT 4 OF COUNTRY RIDGE SOUTH SUBDIVISION, AS PER PLAT RECORDED JULY 24, 1992 AS DOCUMENT NUMBER 92R20530, PLAT BOOK "BB", PAGE 180, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS

WHEREAS, a Public Hearing concerning the proposed rezoning was held on December 7, 2021 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 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 / 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: ZA2021-07

**REQUEST FOR ZONING AMENDMENT
VILLAGE OF MAHOMET**

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Filed: 10-27-2021 Date of Hearing: 12/07/2021

Date of Published Notice: 11/21/2021 Newspaper News-Gazette

Fee Paid – ^{CK} Receipt No.: 5525 Amount: \$300.00 Date: 11-03-2021

Legal Ad cost - CK# 6187 \$105.20 11/29/2021

Comments: (indicate other actions such as continuances) _____

Action by Board on Request: _____

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: 2A2021-07

ZONING AMENDMENT

DATA ON APPLICANT AND OWNER

Name of Applicant (s): VICTOR J. FUENTES Phone: (217) 202-7327

Address of Applicant (s): 402 Copperhill Dr, Mahomet, IL 61853

Property Interest of Applicant: Owner
(Owner/Contract Purchases/Agent, etc.)

Name of Owner: SAME AS APPLICANT Phone: _____

ADDRESS AND DESCRIPTION OF PROPERTY

Address: 402 Copperhill Dr, Mahomet, IL 61853

Width of Lot: 460 Length of Lot: 1397.63

Lot Area (Square Feet): 14.79+/- ACRES Tax Parcel Number: 15-13-27-101-004

Legal Description: (or attach legal description _____)

Lot 4 of Country Ridge South Subdivision, as per Plat recorded July 24, 1992 as

Document Number 92R20530, Plat Book "BB", Page 180, situated in Champaign

County, Illinois

LAND USE AND ZONING

Present Zoning: R1A

Proposed Zoning: AG

Present Land Use: Single Family Home

Proposed Land Use: Agriculture/Developed

	Surrounding Zoning	Surrounding Land Use
North	<u>R1B</u>	<u>Undeveloped/Agriculture</u>
South	<u>AG-1</u>	<u>Agriculture</u>
East	<u>AG</u>	<u>Agriculture</u>
West	<u>R1A</u>	<u>Single Family Home</u>

Case Name: ZA 2021-07

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):

None

2. Other circumstances which justify the Amendment (Explain Fully):

The parcel is surrounded on both the east, south and the north with agricultural properties and the subject property would be better fitted as an agricultural zoning rather than residential zoning.

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

4. Is the subject property planned to be improved? No

When? _____

What improvements are planned? _____

What will be the actual use of the improvements _____

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 No _____ Elaborate: _____

The property is neighboring agriculturally zoned cornfields to its north, east, and south.

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

Case Name: ZA2021-07

ZONING AMENDMENT

7. Would the proposed change create an isolated district unrelated to adjacent land use or zoning?
Yes _____ No Elaborate: _____

8. Can the owner of the property realize an economic benefit from uses in accordance with existing zoning? Yes _____ No Elaborate: _____

9. Are there other sites available already zoned for the proposed use? Yes _____ No Elaborate: _____

10. Additional comments by applicant: _____


SKETCH PLAN

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

B) Additional exhibits submitted by applicants: _____

Letter of support and approval on rezoning from neighboring property owners, Dustin and Amy Hammerschmidt.

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



(Signature) Owner/Applicant - VICTOR J. FUENTES

Date
10/26/21
Date

Dustin and Amy Hammerschmidt

310 Copperhill Dr

Mahomet, IL 61953

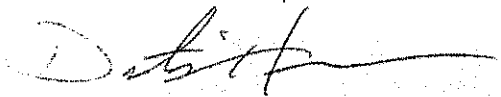
10/15/2021

To Whom it May Concern,

We, Dustin and Amy Hammerschmidt, reside at 310 Copperhill Dr and are the neighbors directly to the west of Victor and Jen Fuentes, who reside at 402 Copperhill Dr. We give our approval for the Fuentes to change their property classification from residential to ag.

Respectfully,

Dustin and Amy Hammerschmidt

A handwritten signature in black ink, appearing to be "Dustin and Amy Hammerschmidt", written over a faint, dotted background.



Village of Mahomet

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

REPORT TO PLAN AND ZONING COMMISSION Meeting Date – December 7, 2021

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

PROJECT: REZONING UPON ANNEXATION – PRAIRIEVIEW ROAD AND TIN CUP ROAD

CASE: ZA2021-08

PETITIONER: Parkhill Enterprises, LLC (owner)

PUBLIC HEARING: The public hearing is scheduled to be held on December 7, 2021 at 7 p.m. – Notice was published in the November 21, 2021 issue of the News-Gazette and curtesy notices were mailed to surrounding properties.

REQUESTED ACTION: Rezoning upon annexation is requested for approximately 0.34± acres of undeveloped land in Mahomet Township, Champaign County, Illinois. The property owner desires to annex the subject property along with an additional 17.9± acres of land located at the northeast corner of Prairieview Road and Tin Cup Road. The existing County zoning of the additional land to be annexed (not included in this request) will automatically translate to Village C2 General Commercial zoning upon annexation. This rezoning upon annexation request involves land which is currently zoned County R-5 Mobile Home Park and is requested to rezone to C2 General Commercial district upon annexation to match the other lands to be annexed.

LOCATION/SITE DESCRIPTION: The site is undeveloped and located along the east side of Prairieview Road, northeast of the intersection of Prairieview Road and Tin Cup Road. The site is adjacent to the existing Candlewood Mobile Home development and undeveloped land currently zoned for commercial uses.

CURRENT LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Current Zoning</u>
On-Site	Undeveloped	R-5 Manufactured Home Park (County)
North	Candlewood Development	R-5 Manufactured Home Park (County)
South	Undeveloped	B-4 General Business (County)
East	Undeveloped	R-5 Manufactured Home Park (County)
West	Lake of the Woods Apartments Feldcamp's West Auto Repair and Towing	R-3C Multiple-Family Residential (Village) B-4 General Business (County)

CONFORMANCE TO COMPREHENSIVE PLAN: The Comprehensive Plan designates this site as part of the Northeast Mahomet functional framework area which encourages commercial development in the area of Prairieview Road and Tin Cup Road. The Comprehensive Plan Future Land Use Map designates this area for Neighborhood Commercial and Single-Family Residential land uses. Neighborhood Commercial uses are characterized to serve the day-to-day convenience retail and service needs of residents. The proposed land use is consistent with the recommended future uses in the Comprehensive Plan and the expected desired land uses in the area.

SUITABILITY OF PROPOSED ZONING: The proposed zoning upon annexation of the site from County R-5 Manufactured Home Park to Village C-2 General Commercial District is consistent with expectations of how this area, near the intersection of Prairieview Road and Tin Cup Road, would develop over time. The proposed C-2 General Commercial District zoning along Prairieview Road is consistent with other existing non-residential uses in the area. The Candlewood development is adjacent to the north and owned by the property owner requesting the zoning change. The site appears to be well suited for the proposed use. A minor subdivision plat has been submitted and is under review by Village staff which includes the property subject to this rezoning request along with land that is already zoned commercial. Approval of the proposed minor subdivision is dependent on a waiver (deferral) request also on the PZC agenda for consideration. Any future expansion of the adjacent Candlewood development would be located behind the commercial property in the area. This 0.34± acre zoning change will add to the existing 17.9± acres of commercially zoned property at the northeast corner of Prairieview Road and Tin Cup Road for a total of 18.2± acres of land zoned C-2 General Commercial upon annexation to the Village limits.

POLICE / FIRE PROTECTION: The Champaign County Sheriff's Department currently provides police protection for this site. Once annexed, the Village Police Department would provide police protection for this site. The property is within the Cornbelt Fire Protection District. The site is approximately 2.6 miles from the fire station and the Village police department.

SANITARY SEWER AND WATER FACILITIES: Public sanitary sewers and water mains are to be operated by SVPWD.

STREET ACCESS: The site is currently accessible from Prairieview Road and the lot easily accessible by a commercial approach directly across the street from the entrance to Lake of the Woods apartments.

ZONING ISSUES: Issues to consider in rezoning cases include compatibility with the established land use pattern in the vicinity, conformance with applicable standards and regulations of the proposed zoning district, suitability of the site for the intended use, preservation of the essential character of the area, economic impact upon the community, and need for the intended uses at the proposed location for the public's convenience.

In addition, the potential for any detriment to the public welfare, injury to the use and enjoyment of other property, impedance of the normal and orderly development and improvement of surrounding property, or thwarting of the original purpose of the Zoning Ordinance must be considered.

LA SALLE FACTORS: The Illinois Supreme Court has laid down a set of factors for evaluation of the constitutionality of zoning decisions. No single factor is controlling and the different concerns are balanced against one another. The La Salle Factors are as follows:

1. The existing uses and zoning of nearby property;
2. The extent to which property values are diminished by the particular zoning restrictions;
3. The extent to which the destruction of property values of the plaintiff promotes the health, safety, morals and general welfare of the public;
4. The relative gain to the public as compared to the hardship imposed on 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 vicinity of subject property;
7. The community need for the proposed use; and
8. The care with which the community has undertaken to plan its land use development.

These factors should be considered during the Commission's deliberations concerning this site.

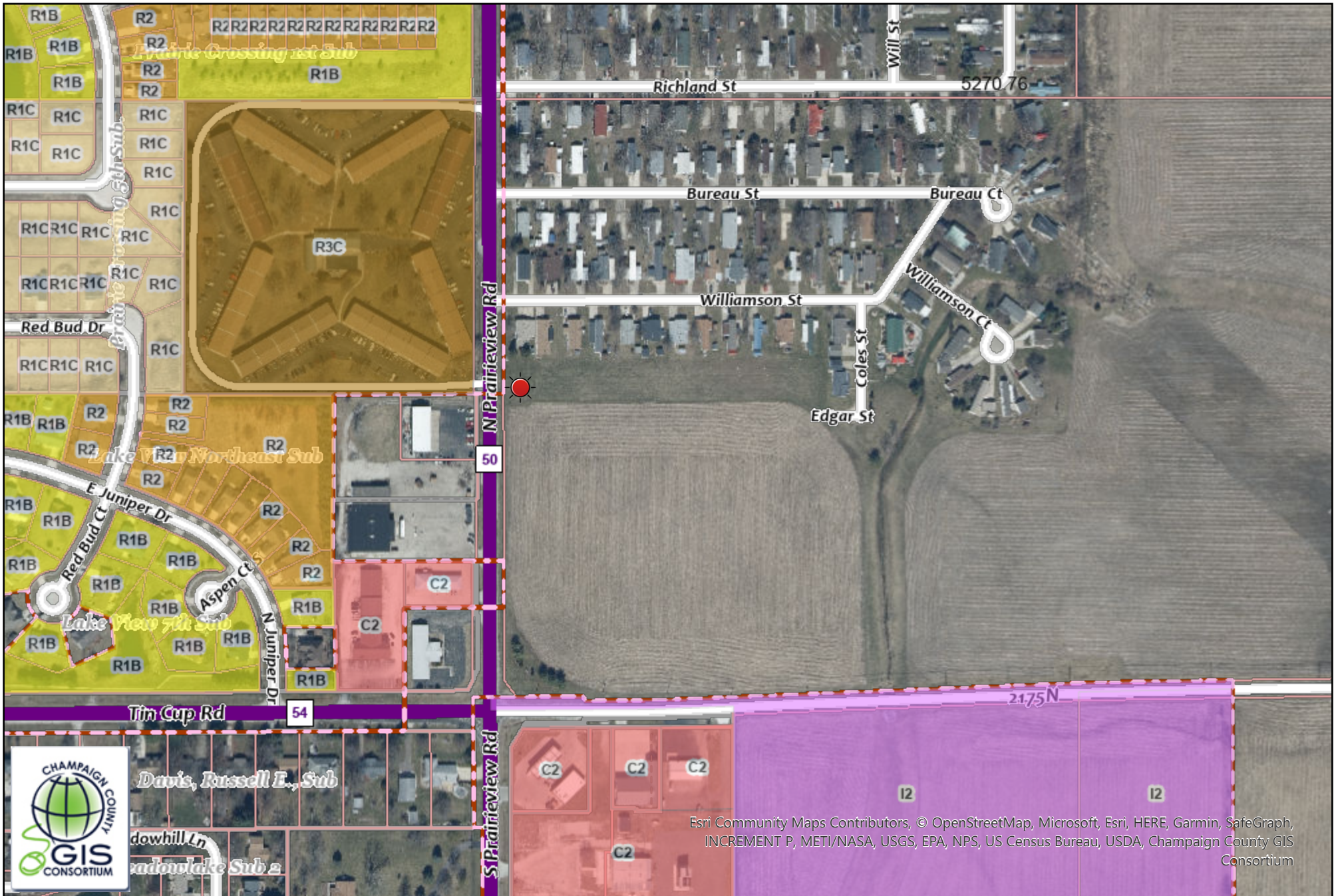
VILLAGE STAFF RECOMMENDATION: Staff supports a recommendation by the Plan and Zoning Commission for approval of the request for rezoning upon annexation. The proposed C-2 General Commercial zoning designation is consistent with other uses in the area and generally consistent with the Comprehensive Plan. The site appears to be well suited to handle increased traffic activity anticipated with the proposed zoning classifications because of the location at the intersection of Prairieview Road and Tin Cup Road and location along an arterial roadway (Prairieview Road).

PROCEDURAL ISSUES / SUMMARY: The Plan and Zoning Commission will hold the public hearing concerning the requests on December 7, 2021. A review of the factors and issues relevant to the requested zonings is set forth above. The Plan and Zoning Commission acts in an advisory role to the Board of Trustees regarding rezoning requests. A draft resolution is attached for consideration by the Commission.

ATTACHMENTS:

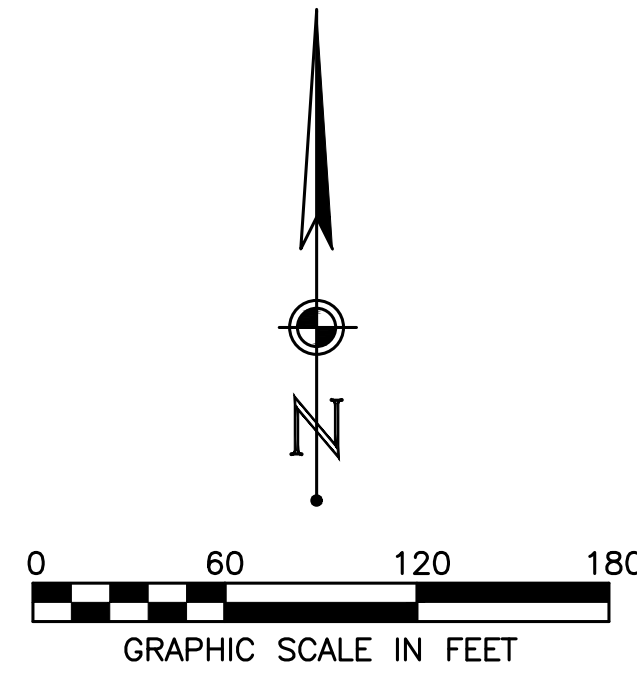
- 1) Aerial / Existing Village Zoning Map
- 2) Proposed Zoning Exhibit
- 3) Existing County Zoning Map
- 4) Draft Resolution
- 5) Application

ZA2021-08 Parkhill Enterprises LLC upon annex C2

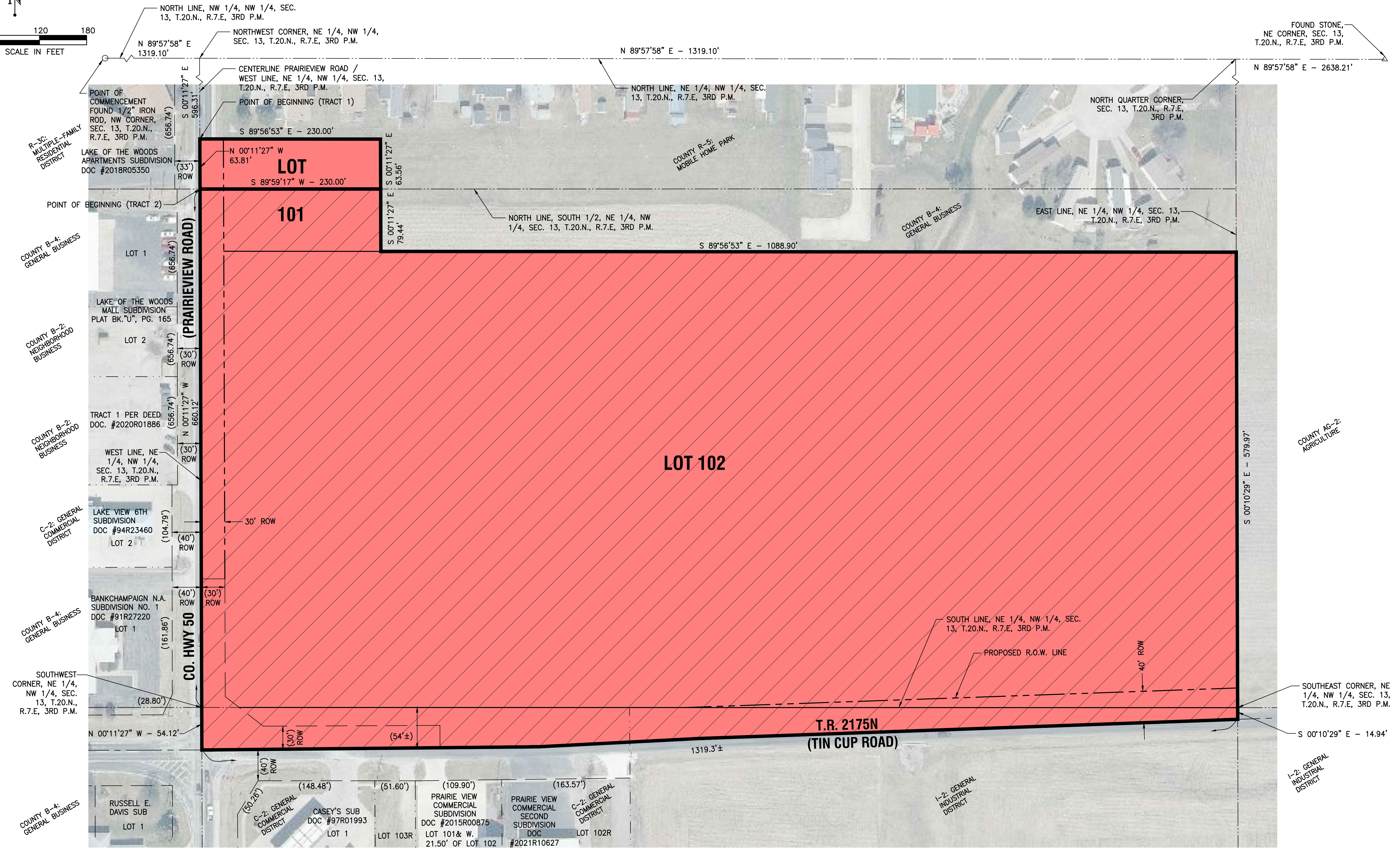


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- REZONE AREA FROM COUNTY R-5: MOBILE HOME PARK DISTRICT TO C-2: GENERAL COMMERCIAL DISTRICT
- REZONE AREA FROM COUNTY B-4: GENERAL BUSINESS DISTRICT TO C-2: GENERAL COMMERCIAL DISTRICT



NO.	DATE	DESCRIPTION

B K B
ENGINEERING

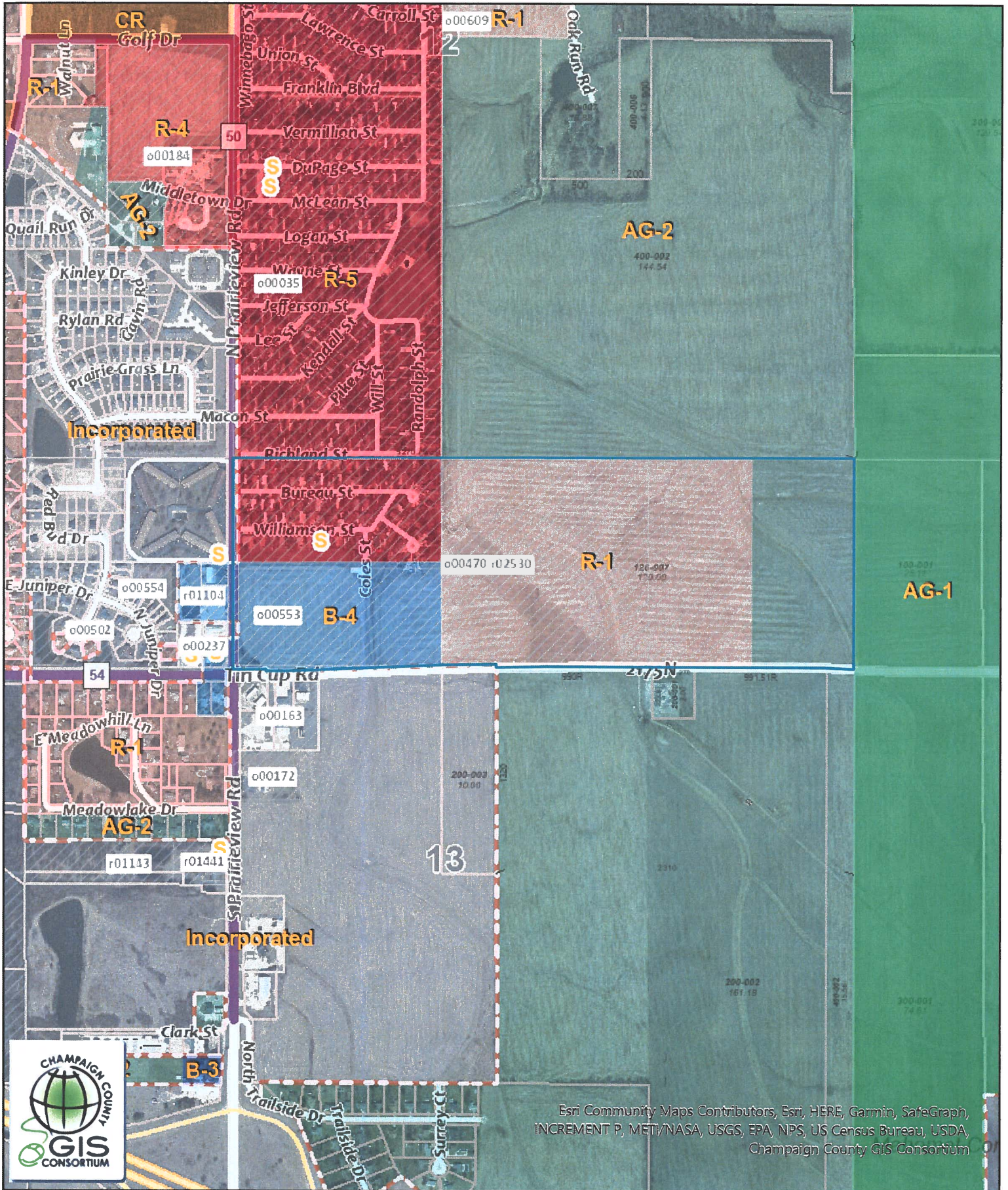
301 N. NEIL STREET, SUITE 400 | CHAMPAIGN, IL 61820
CELL 217.840.3546 | OFFICE 217.531.2971 | FAX 217.531.2211

REZONING EXHIBIT

PARKHILL ENTERPRISES DEVELOPMENT SUBDIVISION
MAHOMET, ILLINOIS

PROJECT: 13-2101
DESIGN BY:
DRAWN BY: BKB
DATE: 11/8/21
SHEET: 1

151313126007; 2020 w/zoning; 1:800



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

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RESOLUTION FOR PLAN AND ZONING COMMISSION

Concerning Amending the Zoning Classification upon annexation for property generally located along the east side of Prairieview Road, northeast of the intersection of Prairieview Road and Tin Cup Road from County R-5 Manufactured Home Park district to Village C-2 General Commercial 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, Parkhill Enterprises LLC, has requested a zoning map amendment upon annexation for the subject property, 0.34± acres of land, from County R-5 Manufactured Home Park district to Village C-2 General Commercial district; and,

WHEREAS, the subject property is generally located along the east side of Prairieview Road, northeast of the intersection of Prairieview Road and Tin Cup Road in Mahomet Township, Champaign County, Illinois,

WHEREAS, the legal description for the property proposed to be rezoned upon annexation is as follows:

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, MAHOMET TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2 INCH IRON ROD BEING THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89°57'58" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, FOR A DISTANCE OF 1,319.10 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 13 ALSO BEING A POINT ON THE CENTERLINE OF COUNTY HIGHWAY 50 (PRAIRIEVIEW ROAD); THENCE SOUTH 0°11'27" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13 AND SAID CENTERLINE OF COUNTY HIGHWAY 50 (PRAIRIEVIEW ROAD) FOR A DISTANCE OF 596.31 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°56'53" EAST FOR A DISTANCE OF 230.00 FEET; THENCE SOUTH 0°11'27" EAST FOR A DISTANCE OF 63.56 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13; THENCE SOUTH 89°59'17" WEST ALONG SAID NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13 FOR A DISTANCE OF 230.00 FEET TO SAID WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13 AND SAID CENTERLINE OF COUNTY HIGHWAY 50 (PRAIRIEVIEW ROAD); THENCE NORTH 0°11'27" WEST ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13 AND SAID CENTERLINE OF COUNTY HIGHWAY 50

(PRAIRIEVIEW ROAD) FOR A DISTANCE OF 63.81 FEET TO THE POINT OF BEGINNING, CONTAINING 0.336 ACRES, MORE OR LESS.

WHEREAS, a Public Hearing concerning the proposed rezoning was held on December 7, 2021 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 upon annexation request; and,

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

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 / 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 upon annexation for the subject property from County R-5 Manufactured Home Park to Village C-2 General Commercial district.

Chair, Plan and Zoning Commission
Village of Mahomet, Illinois

Case Name: ZA2021-08

**REQUEST FOR ZONING AMENDMENT
VILLAGE OF MAHOMET**

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Filed: 11/08/2021 Date of Hearing: 12/07/2021

Date of Published Notice: 11/21/2021 Newspaper: News-Gazette

Fee Paid – ^{Check}Receipt No.: 3423 Amount: \$600.00 Date: 11/09/2021
Legal Ad cost - CK# \$210.80

Comments: (indicate other actions such as continuances) _____

Action by Board on Request: Rezoning upon annexation from County R-5 to Village C2

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: ZA2021-08

ZONING AMENDMENT

DATA ON APPLICANT AND OWNER

Name of Applicant (s): Parkhill Enterprises, LLC Phone: 217-586-2537

Address of Applicant (s): P.O. Box 1485, Champaign, IL 61824

Property Interest of Applicant: Owner
(Owner/Contract Purchases/Agent, etc.)

Name of Owner: Olen G. Parkhill, Jr. Phone: 217-586-2537

ADDRESS AND DESCRIPTION OF PROPERTY

Address: East side of Prairieview Road, 750' north of Tin Cup Road

Width of Lot: 64' Length of Lot: 230'

Lot Area (Square Feet): 14,636 Tax Parcel Number: Part of 15-13-13-126-007

Legal Description: (or attach legal description) See Attached

LAND USE AND ZONING

Present Zoning: County R-5: Mobile Home Park

Proposed Zoning: C-2: General Commercial

Present Land Use: Vacant

Proposed Land Use: Commerical

	Surrounding Zoning	Surrounding Land Use
North	<u>County R-5: Mobile Home Park</u>	<u>Mobile Home Park</u>
South	<u>County B-4: General Business</u>	<u>Agricultural</u>
East	<u>County R-5: Mobile Home Park</u>	<u>Vacant</u>
West	<u>R-3C: Multiple-Family Residential</u>	<u>Apartment Complex</u>

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):

The subject tract is proposed to be annexed into the Village of Mahomet and the current County zoning of R-5 Mobile Home park does not have an equivalent district in the Mahomet zoning ordinance.

2. Other circumstances which justify the Amendment (Explain Fully):

The highest and best use of properties along the Prairieview Road corridor at this location are of commercial uses.

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? No improvements are currently proposed.

When? _____

What improvements are planned? _____

What will be the actual use of the improvements _____

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: _____

Several commercial tracts already exist along the Prairieview Road corridor.

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

The I-74 interchange at Prairieview Road was constructed making this the area ideal for commercial development.

Case Name: ZA2021-08

ZONING AMENDMENT

7. Would the proposed change create an isolated district unrelated to adjacent land use or zoning?
Yes _____ No X Elaborate: The subject tract is adjacent to other commerical zoned tracts to the south and to the southwest.
8. Can the owner of the property realize an economic benefit from uses in accordance with existing zoning? Yes _____ No X Elaborate: The subject tract cannot be further developed after annexation into Mahomet without the proposed C-2 rezoning.
9. Are there other sites available already zoned for the proposed use? Yes X No _____ Elaborate: The property to the south is zoned for commercial uses and is vacant.
10. Additional comments by applicant: _____

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: _____

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.

Hard copy signature on file
(Signature) Applicant

11/09/2021
Date

(Signature) Owner

Date

REZONING LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, MAHOMET TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2 INCH IRON ROD BEING THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89°57'58" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, FOR A DISTANCE OF 1,319.10 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 13 ALSO BEING A POINT ON THE CENTERLINE OF COUNTY HIGHWAY 50 (PRAIRIEVIEW ROAD); THENCE SOUTH 0°11'27" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13 AND SAID CENTERLINE OF COUNTY HIGHWAY 50 (PRAIRIEVIEW ROAD) FOR A DISTANCE OF 596.31 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°56'53" EAST FOR A DISTANCE OF 230.00 FEET; THENCE SOUTH 0°11'27" EAST FOR A DISTANCE OF 63.56 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13; THENCE SOUTH 89°59'17" WEST ALONG SAID NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13 FOR A DISTANCE OF 230.00 FEET TO SAID WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13 AND SAID CENTERLINE OF COUNTY HIGHWAY 50 (PRAIRIEVIEW ROAD); THENCE NORTH 0°11'27" WEST ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13 AND SAID CENTERLINE OF COUNTY HIGHWAY 50 (PRAIRIEVIEW ROAD) FOR A DISTANCE OF 63.81 FEET TO THE POINT OF BEGINNING, CONTAINING 0.336 ACRES, MORE OR LESS.



**Plan and Zoning Commission
Staff Report
Meeting December 7, 2021**

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

PROJECT: CU2021-02 - CONDITIONAL USE PERMIT – Clark Street

PETITIONER: Adam and Jodi Kimball (contract purchaser)

REQUESTED ACTION: The petitioner has requested consideration of a conditional use to establish a self-storage facility and a mixed use commercial building. The proposed self-storage facility and mix of commercial uses requires a conditional use permit in the C-2 zoning district (152.031(B)(12 and 13)).

PUBLIC HEARING / PROCEDURAL ISSUES: The Zoning Ordinance requires the Plan and Zoning Commission (PZC) to hold a public hearing upon request for a Conditional Use permit. The public hearing is scheduled for the December 7, 2021 PZC meeting. Public notice was published in the Mahomet Citizen on November 21, 2021. Courtesy notice letters were sent to neighbors via USPS. The PZC acts in an advisory role to the Board of Trustees regarding conditional use requests.

LOCATION / SITE DESCRIPTION: The site is located on the north side of Clark Street approximately 230 feet west of Prairieview Road on 4.7± acres of land zoned C-2 General Commercial District.

LAND USE AND ZONING:

Direction	Current Land Use	Current Zoning
On-Site	Undeveloped	C-2 General Commercial District
North	Undeveloped	C-2 General Commercial District
South	Self-Storage Facility	C-2 General Commercial District
East	Gas Station	County AG-2 Agriculture
West	Undeveloped / Drainage Area	AC Conservation

The Zoning Ordinance requires a conditional use permit to establish self-storage facilities and mixed use commercial developments in the C-2 district. A subdivision plat to create a two (2) lot subdivision has been submitted and is currently under review. The plat would require waivers as the proposal is that Clark Street does not continue in a westerly direction from its existing pavement.

PUBLIC WATER AND SANITARY SEWER FACILITIES: Water and sanitary sewer service in this area is provided by Sangamon Valley Public Water District. Both lots can be served. The western lot will require an easement for a private line across the eastern lot which reportedly meets SVPWD requirements.

AVAILABILITY OF PUBLIC UTILITIES: Public utilities exist to the site and are in the area. Petitioner would be reserving perimeter utility easements but is not proposing any utility easements between the two (2) proposed lots. Petitioner reports personal contact with all area utilities and service is possible.

STREET ACCESS / TRAFFIC: The site is planned to have street frontage and access from Clark Street. The petitioner intends improve the public infrastructure along Clark Street which would include a cul-de-sac to terminate Clark Street going west. If the property to the north develops with an access road from Clark Street along the west side of lot 101, instead of a cul-de-sac an intersection with Clark Street would be required. Sidewalks do not exist in this area and are required by the Village Subdivision Ordinance unless an alternative plan is approved.

STORMWATER MANAGEMENT: Site development must comply with the Village stormwater management ordinance. There is an existing off-site drainage pond to the east of the subject site which the petitioner intends to utilize as part of the required stormwater management for the subject site. Though the basin has not been analyzed for capacity and outlet size, preliminary calculations of just under 5 acres of impervious surface indicate sufficient capacity for the development. Roadway drainage by widening Clark Street will also be directed through the lots and to the basin.

POLICE AND FIRE PROTECTION: The Village of Mahomet Police Department currently provides police protection to this site which is approximately 2.7 miles from the police station. This property is within the Cornbelt Fire Protection District and is approximately 2.8 miles from the Main Street fire station.

CONFORMANCE TO COMPREHENSIVE PLAN: The Comprehensive Plan designates this site as part of the Northeast Mahomet functional framework area which encourages commercial development along Prairieview Road in proximity to the interstate interchange. The Comprehensive Plan Future Land Use Map designates this area for Corridor Commercial land uses. Corridor Commercial uses are characterized by auto-oriented development that caters to nearby residents as well as motorists passing through the Village. Corridor Commercial areas are best suited to accommodate more intense development and mid- to large-scale commercial users. The proposed land uses are consistent with the recommended future uses in the area.

SUITABILITY OF PROPOSED CONDITIONAL USE: This site is located adjacent to two (2) existing commercially developed sites: a self-storage facility and a gas station. The site is in a commercial area that would benefit from development (subdivision) that would help to improve the functionality of traffic movements on Clark Street.

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

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values with the neighborhood.

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

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

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

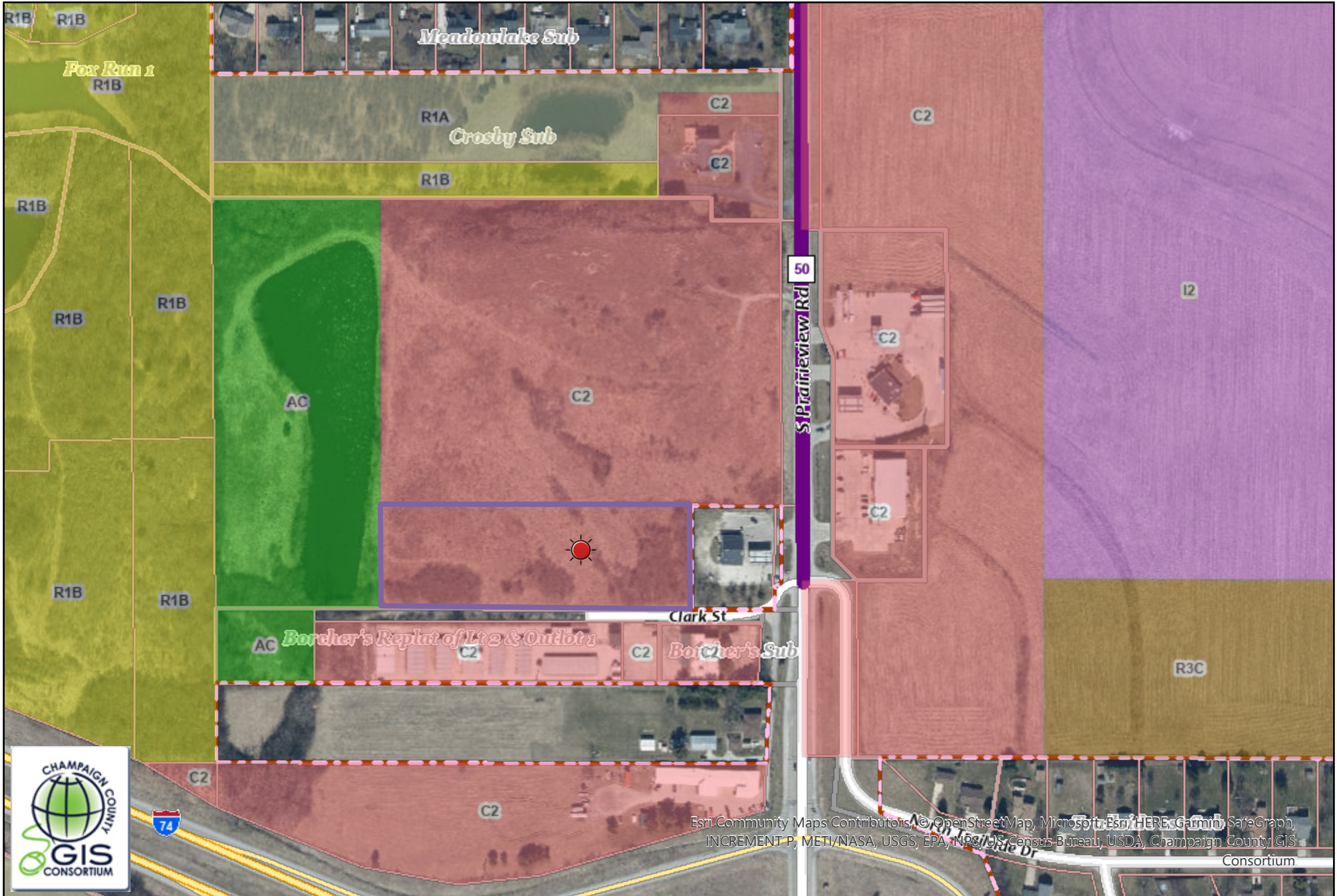
1. A subdivision is required to create lots ready for development. The site must comply with all applicable provisions of the Subdivision Ordinance or waivers granted thereof.
2. An approved Site Development Plan is required before any excavation on the property. A building permit is required for each building and must be compliant with all Village regulations.
3. Site development must substantially comply with the Site Plan as presented to the PZC (Site Plan dated December 7, 2021).
4. Driveway approach locations (within the public right-of-way) are subject to compliance review and approval.
5. Privacy fencing must be provided around the perimeter of the self-storage area of the site as indicated on the attached Site Plan.
6. 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.
7. The site must comply with all applicable provisions of the Zoning Ordinance.
8. All activities must be carried out in accordance with the appropriate Village, State, and Federal permits and rules and regulations. Any conflicts between the permit applications and the Site Plan must be resolved with the appropriate agencies.

SUMMARY: A draft resolution is presented with staff recommendations for conditions as stated above. However, the commission should consider the public hearing testimony and the testimony of the petitioner in the meeting and request modifications as needed.

ATTACHMENTS:

- 1) Property Aerial / Zoning Map
- 2) Proposed site plan exhibit
- 3) Draft Resolution
- 4) Application

CU2021-02 Kimball

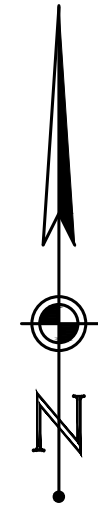


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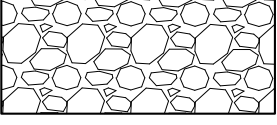
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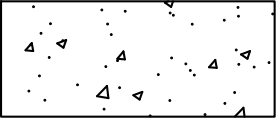
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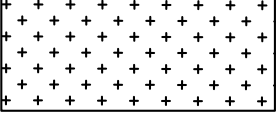


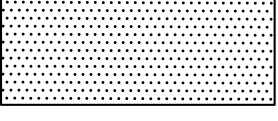


SHEET LEGEND

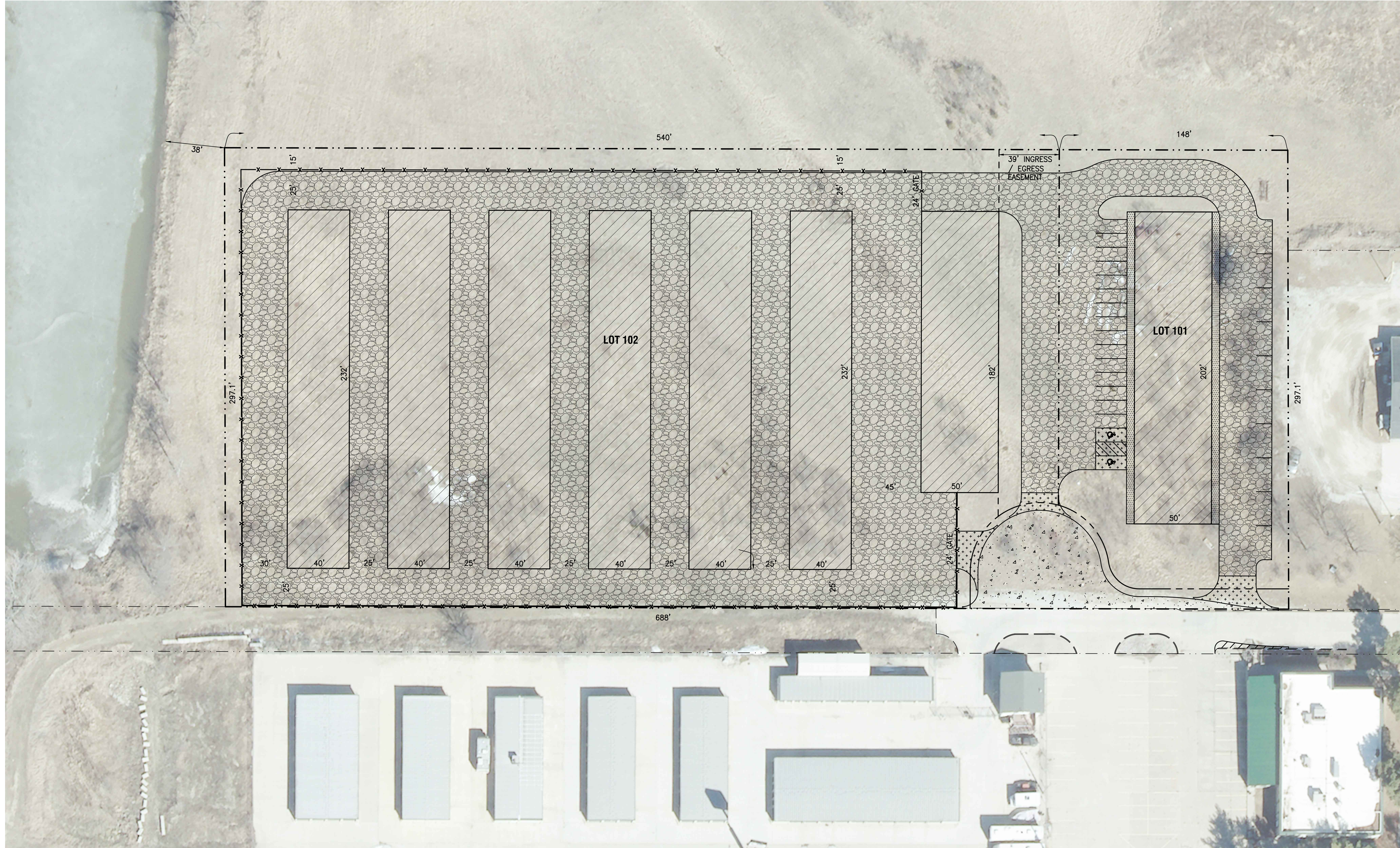
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RECYCLED ASPHALT AGGREGATE SURFACE COURSE
- 

CONCRETE PAVEMENT, 7" (PUBLIC)
- 

CONCRETE PAVEMENT, 6" (DRIVEWAY)
- 

CONCRETE SIDEWALK, 6"



REVISIONS	
NO.	DESCRIPTION

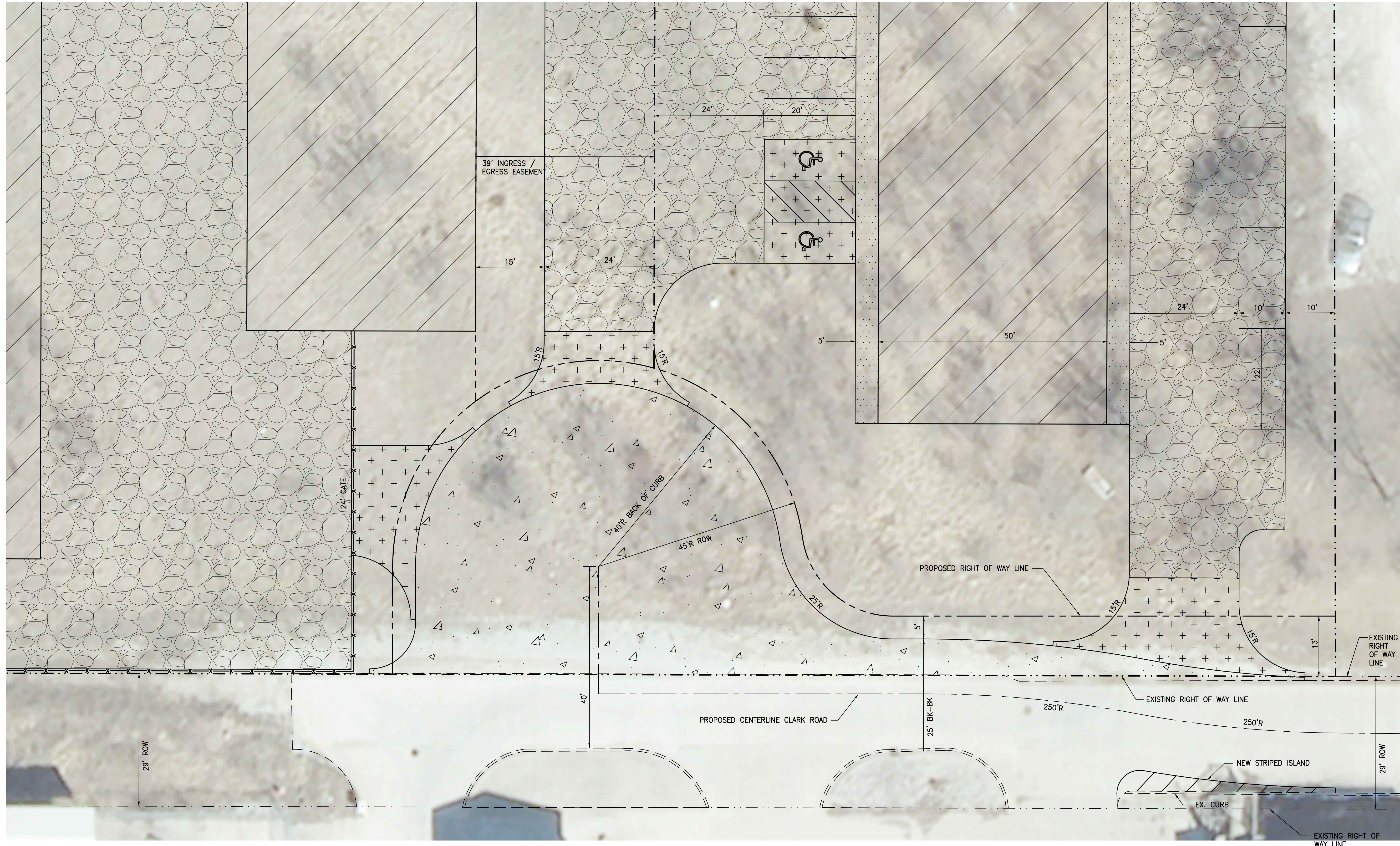
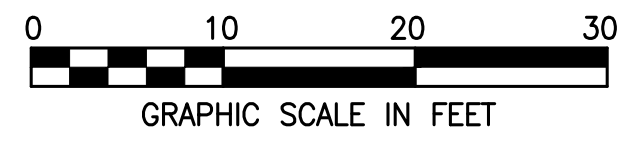
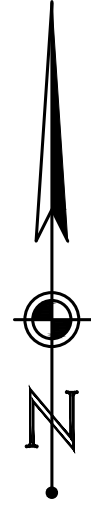
BKB
ENGINEERING

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

PRELIMINARY PLAN

KIMBALL DEVELOPMENT
MAHOMET, ILLINOIS

PROJECT: 222-2101
DESIGN BY: BKB
DRAWN BY: BKB
DATE: 10/19/21
SHEET: 1 OF 2



REVISIONS	
NO.	DESCRIPTION

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

PRELIMINARY PLAN
 KIMBALL DEVELOPMENT
 MAHOMET, ILLINOIS

PROJECT: 222-2101
 DESIGN BY: BKB
 DRAWN BY: BKB
 DATE: 10/19/21
 SHEET:
 2 OF 2

RESOLUTION FOR PLAN & ZONING COMMISSION

A Resolution Concerning a Conditional Use Permit for a mixed use commercial and self-service storage / mini-warehouse facility in the C-2 General Commercial District located north of Clark Street and west of Prairieview Road

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, Adam and Jodi Kimball, requested a conditional use permit be granted under the terms of the Village Zoning Ordinance to allow for a mixed use commercial and self-service storage / mini-warehouse facility on land located within the C-2 General Commercial District; and,

WHEREAS, the subject project is located on the north side of Clark Street approximately 230 feet west of Prairieview Road and the legal description for the proposed Conditional Use Permit is as follows:

A PART OF THE NORTH 20 ACRES OF THE SOUTH 30 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD SURVEY MONUMENT AT THE NORTHWEST CORNER OF LOT 103 OF A REPLAT OF LOT 2 AND OUTLOT 1 OF BORCHERS SUBDIVISION RECORDED AS DOCUMENT NO. 2002R23661 IN THE CHAMPAIGN COUNTY RECORDER'S OFFICE, SAID CORNER BEING A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, A DISTANCE OF 989.42 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89 DEGREES 51 MINUTES 56 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 103, SAID LINE ALSO BEING THE SOUTH LINE OF THE NORTH 20 ACRES OF THE SOUTH 30 ACRES OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 222.40 FEET TO THE NORTHEAST CORNER OF SAID LOT 103 ALSO BEING THE NORTHWEST CORNER OF THE DEDICATED RIGHT-OF-WAY OF CLARK STREET (AUGGIE'S WAY DRIVE); THENCE SOUTH 89 DEGREES 51 MINUTES 56 SECONDS EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CLARK STREET AND SAID SOUTH LINE OF THE NORTH 20 ACRES OF THE SOUTH 30 ACRES OF THE NORTHWEST QUARTER OF SOUTHWEST QUARTER, A DISTANCE OF 157.92 FEET TO A CONCRETE SURVEY MONUMENT BEING THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 06 MINUTES 33 SECONDS WEST, A DISTANCE OF 297.10 FEET TO AN IRON ROD SURVEY MONUMENT; THENCE SOUTH 89

DEGREES 51 MINUTES 56 SECONDS EAST, A DISTANCE OF 688.00 FEET TO AN IRON ROD SURVEY MONUMENT; THENCE SOUTH 00 DEGREES 06 MINUTES 33 SECONDS EAST, A DISTANCE OF 64.86 FEET TO AN IRON ROD SURVEY MONUMENT BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT NO. 2021R01026 IN THE CHAMPAIGN COUNTY RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 06 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 232.24 FEET TO AN IRON ROD SURVEY MONUMENT BEING THE SOUTHWEST CORNER OF SAID TRACT OF LAND, ALSO BEING A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF CLARK STREET AND SAID SOUTH LINE OF THE NORTH 20 ACRES OF THE SOUTH 30 ACRES OF THE NORTHWEST QUARTER OF SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 51 MINUTES 56 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF CLARK STREET AND SAID SOUTH LINE OF THE NORTH 20 ACRES OF THE SOUTH 30 ACRES OF THE NORTHWEST QUARTER OF SOUTHWEST QUARTER, A DISTANCE OF 688.00 FEET TO THE POINT OF BEGINNING, ENCOMPASSING 4.692 ACRES, MORE OR LESS, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

WHEREAS, the Petitioner has submitted certain documents for review and approval by the Village; and,

WHEREAS, a Public Hearing concerning the proposed Conditional Use Permit was held on December 7, 2021 by the Plan and Zoning Commission to solicit evidence and testimony from the public; and,

WHEREAS, the Village Planner, Village Engineer, and Village Attorney provided staff with technical background, review and analysis regarding the requested conditional use; and,

WHEREAS, the Plan and Zoning Commission met and reviewed the evidence and testimony submitted and considered all of the available factual evidence concerning the requested action; and,

WHEREAS, the Plan and Zoning Commission adopted findings of fact and further provided a recommendation to the Board of Trustees to approve the requested action.

BE IT THEREFORE RESOLVED this 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 / DENY** 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. Privacy 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.
 - i. _____
 - j. _____
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 / WILL NOT** be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
 - b. The conditional use **WILL / WILL NOT** be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property values within the neighborhood;
 - c. The establishment of the conditional use **WILL / WILL NOT** impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - d. Adequate utilities, access roads, drainage, and/or other necessary facilities **WILL / WILL NOT** be provided;
 - e. The conditional use **DOES / DOES NOT** in all other respects conform to the applicable regulations of the district in which it is located;

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

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.

Chair, Plan and Zoning Commission

Case Name: CU2021-02

**REQUEST FOR CONDITIONAL USE
VILLAGE OF MAHOMET**

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Filed: 11/03/2021 Date of Hearing: 12/07/2021

Date of Published Notice: _____ Newspaper: _____

Fee Paid – ^{Check} ~~Receipt~~ No.: 0000090089 Amount: \$500.00 Date: 11/09/2021
Legal Ad Cost - CK# \$268.40

Comments (indicate other actions such as continuances): _____

Action by Board on Request: _____

NOTICE TO APPLICANTS

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

DATE ON APPLICANT AND OWNERS **217 306 6271 phone**

Adam and Jodi Kimball 1103 Farm
Lake Drive Mahomet IL 61853 (Owner, Contract Purchaser/Agent, etc.)

ADDRESS, AND DESCRIPTION OF PROPERTY

Address: TBD – north side of Clark Street west of BP Gas Station - ~4.7 acres

Width of Lot: 297.10' Length of Lot: 688' Lot Area (Square feet): 4.692 acres

Tax Parcel Number: Part of 15-13-13-300-001

Legal Description (or attach legal description): See attached

LAND USE AND ZONING

Present Zoning: Vacant

Present Land Use: Vacant

Proposed Land Use: Commercial Use – Self Storage and Small Business office/warehouse/shop units

	Surrounding Zoning	Surrounding Land Use
North	<u>Vacant – Future Commerical</u>	<u>Vacant Future Commercial</u>
South	<u>Commercial</u>	<u>Self-Storage</u>
East	<u>Vacant – Future Commercial</u>	<u>Vacant Future Commercial</u>
West	<u>Gas Station</u>	<u>Gas Station</u>

REASONS FOR REQUEST FOR CONDITIONAL USE PERMIT

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

- 1. Describe in detail the purposed conditional use being requested.

In Zoning C-2, Storage Facilities are allowed but required a conditional use permit. This development consists of mini-warehouse facility indoor/outdoor storage and Flexible office/warehouse space

- 2. Are there other sites available for the proposed use? Explain.
No not to my knowledge

- 3. What circumstances justify the need for the proposed use at this location? Elaborate.

There is additional need in the community for climate controlled and non-climate-controlled storage, secured outdoor storage as well as small business space for warehouses, offices and/or shop space. This area has been used for this purpose for many years and is ideal due to its location to the interstate, central location for the Mahomet community and has a low need for water in an area that has low water pressure.

- 4. Does any violation of the Village of Mahomet Zoning Ordinance exist on the property at the present time? Yes _____ No _____ If yes, how?

- 5. Is the subject property planned to be improved? Yes yes No _____

When? 2021-22 _____

What improvements are planned? Storage and Flex Space

- 6. Will the grant of conditional use in the form requested be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance? Elaborate.

Yes, neighboring use is similar

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

Yes, commercial and residential developments have occurred since 1963 in the general area surrounding the subject tract.

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

NO

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

Although several permissive uses in the C-2 district could provide a potential economic benefit, the highest and best use of this tract is the proposed mini-warehouse facility and flexible office/warehouse.

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

There are no known vacant lots in Mahomet with an approved conditional use allowing for the proposed uses.

- 11. Additional comments by the Applicant: _____

SKETCH PLAN

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

- 2. Additional exhibits submitted by Applicant: _____

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

Adam Kimball 11/3/2021

Jodi Kimball 11/3/2021

(Signature) Applicant

Date

(Signature) Owner

Date



**Plan and Zoning Commission
Staff Report
Meeting December 7, 2021**

FROM: Abby Heckman, Planner
Community Development Department

PROJECT: Area General Plan – AGP2021-01: Harvest Edge Subdivision

PETITIONER: Unlimited Holdings LLC (contract purchaser) – Rob Frerichs
Mahomet Land Development LLC (owner)

ENGINEER: Bryan Bradshaw, BKB Engineering

REQUESTED ACTION: APPROVAL OF AREA GENERAL PLAN

PUBLIC HEARING / PROCEDURAL ISSUES:

No public hearing is required for Area General Plan (AGP) requests. The Developer has prepared all documentation relating to the AGP in accordance with the Subdivision Ordinance and requests consideration of a revised Area General Plan. A draft resolution is attached for consideration by the PZC. The AGP is the basis for an underlying development agreement for the development and an amendment is anticipated with approval.

SITE LOCATION / DETAILS: The subject property is located within the undeveloped portion of Harvest Edge Subdivision, southwest of the intersection of South Mahomet Road and County Road 425E.

BACKGROUND: An Area General Plan for this subdivision was approved on September 1, 2015. It included two areas for zero line homes; three street intersections with South Mahomet Road and six (6) phases. Since that time, the Board of Trustees and TIF Joint Review Board approved and supported the construction of an extension of and railroad crossing for South Mahomet Road. The higher classification of roadway and the limits of the Village's roadway improvement project, demand revisions to improve the development potential of the subdivision and preserve the traffic efficiency of the new South Mahomet Road alignment. A new developer proposes a modification of the plan that is presented as a new Area General Plan.

DIFFERENCES:

1. Removal of lots for attached homes so all development will be detached single family homes
2. Reduction from five (5) phases to four (4) phases.
3. Removal of the 10 inch water main along SMR and reduction from a 10" to a 6" water main along street D, resulting in less oversizing costs for the Village
4. Removal of two street intersections with South Mahomet Road
5. An increase in the technical cul-de-sac length until phase 3 when the second egress is constructed.
6. Total build out from 168 homes to 176 homes

STREET ACCESS / TRAFFIC: The second phase will require a waiver of cul-de-sac length since it no longer includes an intersection with a higher level street. But the Village engineer and developer believe that a temporary construction entrance with South Mahomet Road until phase 3 is recorded can serve also in emergencies as a secondary exit. Such provisions, and other similar, will be included in the amended development agreement that is to be presented to the BOT after approval of the revised AGP.

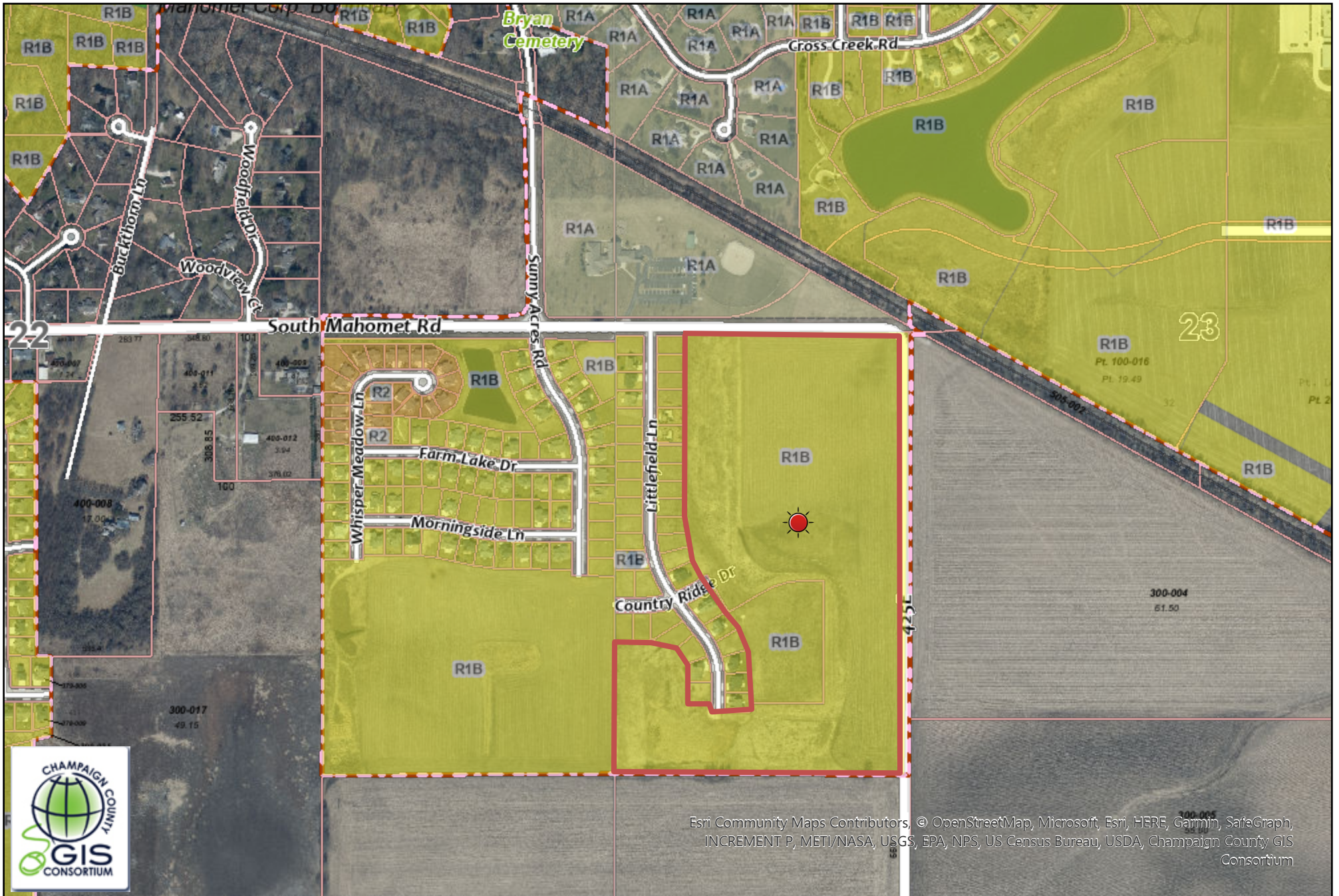
STAFF RECOMMENDATION

Village staff supports approval of the Area General Plan.

ATTACHMENTS:

1. Aerial Location / Zoning Map
2. Area General Plan – approved on September 1, 2015
3. Proposed Area General Plan
4. Draft Resolution
5. Application

AGP2021-01 Harvest Edge Subdivision (Amended)



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

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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.



SHEET LEGEND

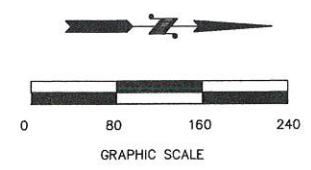
- SECTION LINE
- - - - - EX. EASEMENT
- - - - - EX. SANITARY SEWER
- - - - - EX. STORM SEWER
- - - - - EX. 6" WATERMAIN
- - - - - EX. 8" WATERMAIN
- - - - - EX. GAS
- - - - - EX. UNDERGROUND ELECTRIC
- - - - - EX. UNDERGROUND TELEPHONE
- - - - - EX. FENCE
- - - - - EX. CONTOUR LINE
- △ SET CONTROL POINT
- IRON PIN FOUND
- EX. CURB INLET MANHOLE
- EX. SANITARY MANHOLE
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. TELEPHONE PEDESTAL
- PROP. RIGHT OF WAY
- 6" W PROP. 6" WATER MAIN
- 10" W PROP. 10" WATER MAIN
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. SANITARY MANHOLE
- PROP. STORM MANHOLE
- PROP. CURB INLET
- PROP. FIRE HYDRANT
- PHASE BOUNDARY
- LOCAL FLOW DIRECTION (APPROXIMATE LOCATION)
- PROP. BIKE PATH, 8' WIDE

AREA GENERAL PLAN APPROVAL
 THE AREA GENERAL PLAN ENTITLED "HARVEST EDGE SUBDIVISION" HAS RECEIVED APPROVAL BY THE PLAN & ZONING COMMISSION OF THE VILLAGE OF MAHOMET, ILLINOIS, THIS 15th DAY OF Sept 2015.

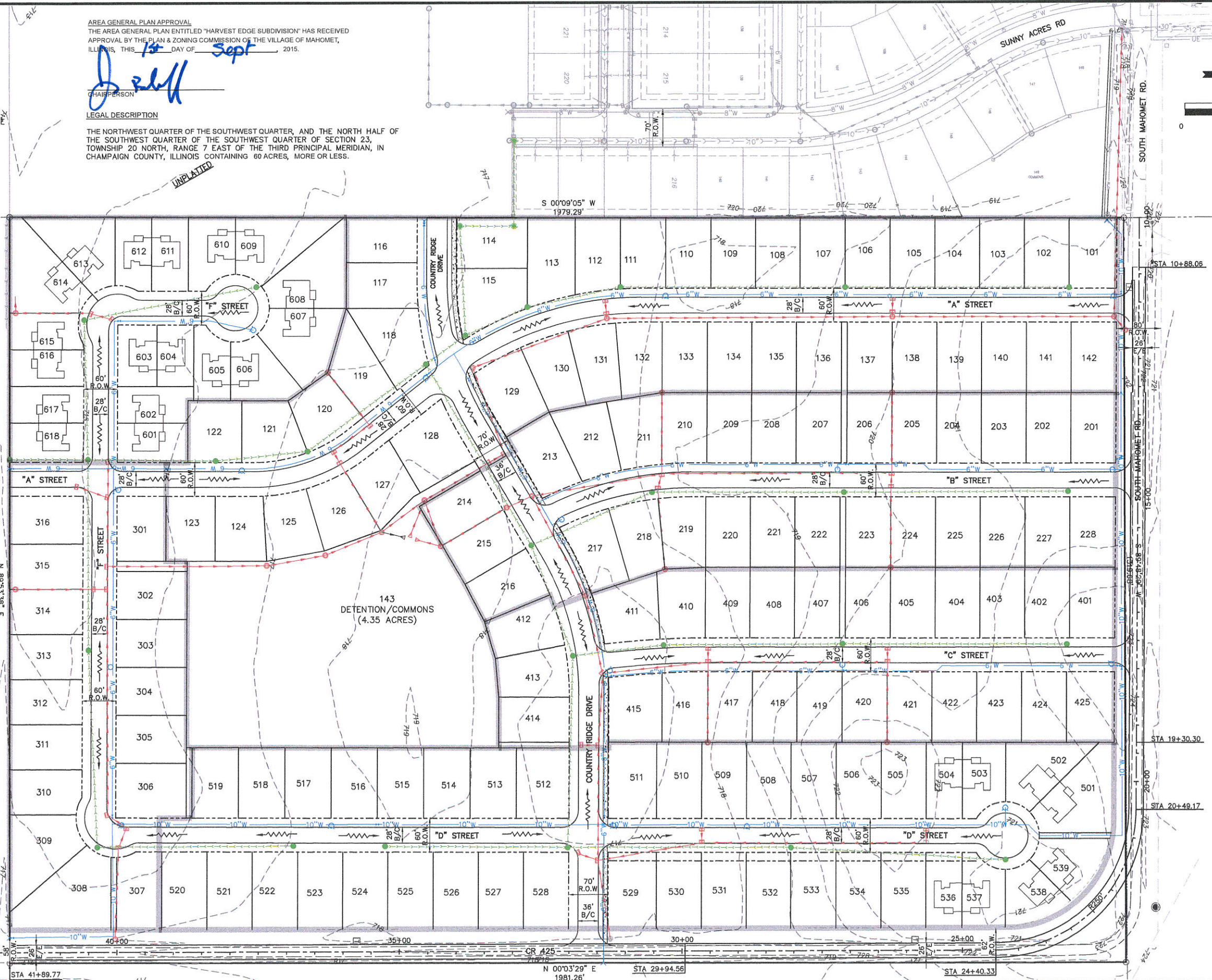
CHAIRPERSON
J. Kelly

LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS CONTAINING 60 ACRES, MORE OR LESS.



PHASE	PROPOSED ZONING	
	R1	R2
PHASE 1	42	0
PHASE 2	28	0
PHASE 3	16	0
PHASE 4	25	0
PHASE 5	31	8
PHASE 6	0	18
TOTAL	142	26
TOTAL LOTS	168	



REVISED: 8/26/15, 9/22/15, 10/08/15

Phoenix Consulting Engineers, Ltd.
 Professional Design Firm No. 184.005835
 421 E. Main Street • Mahomet, IL 61853
 Ph 217-586-1803 • Fax 217-586-6757

**VILLAGE OF MAHOMET
 CHAMPAIGN COUNTY, IL**

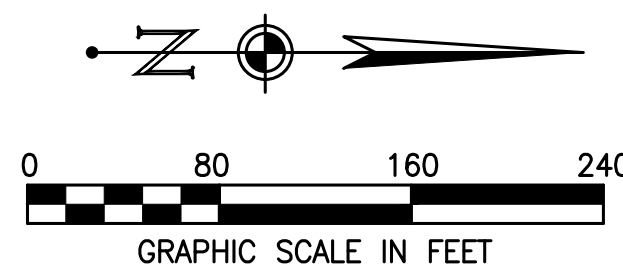
**AREA GENERAL PLAN
 HARVEST EDGE SUBDIVISION**

**NW ¼ SW ¼ OF THE N ½ OF SEC. 23,
 T.20N., R. 7E., 3RD P.M.**

DRAWN BY: JLR	JOB NO: 14MLH001
CHECKED BY: TLO	DATE: 8/14/15
	SHEET 1 OF 1

AREA GENERAL PLAN
HARVEST EDGE SUBDIVISION
 AN ADDITION TO THE VILLAGE OF MAHOMET,
 CHAMPAIGN COUNTY, ILLINOIS

AREA GENERAL PLAN APPROVAL
 THE AREA GENERAL PLAN ENTITLED "HARVEST EDGE SUBDIVISION" HAS RECEIVED
 APPROVAL BY THE PLAN & ZONING COMMISSION OF THE VILLAGE OF MAHOMET,
 ILLINOIS, THIS _____ DAY OF _____, 20__



SHEET LEGEND			
	BOUNDARY LINE		EX. CONTOUR LINE
	PROPERTY LINE		PROP. 6" WATER MAIN
	EX. SANITARY SEWER		PROP. 8" WATER MAIN
	EX. STORM SEWER / CULVERT		PROP. STORM SEWER
	EX. 6" WATER MAIN		PROP. SANITARY SEWER
	EX. 8" WATER MAIN		PROP. SANITARY MANHOLE
	EX. 6" WATER MAIN		PROP. STORM MANHOLE
	EX. 8" WATER MAIN		PROP. STORM INLET
	EX. 6" WATER MAIN		PROP. FLARED END SECTION
	EX. 8" WATER MAIN		PROP. FIRE HYDRANT

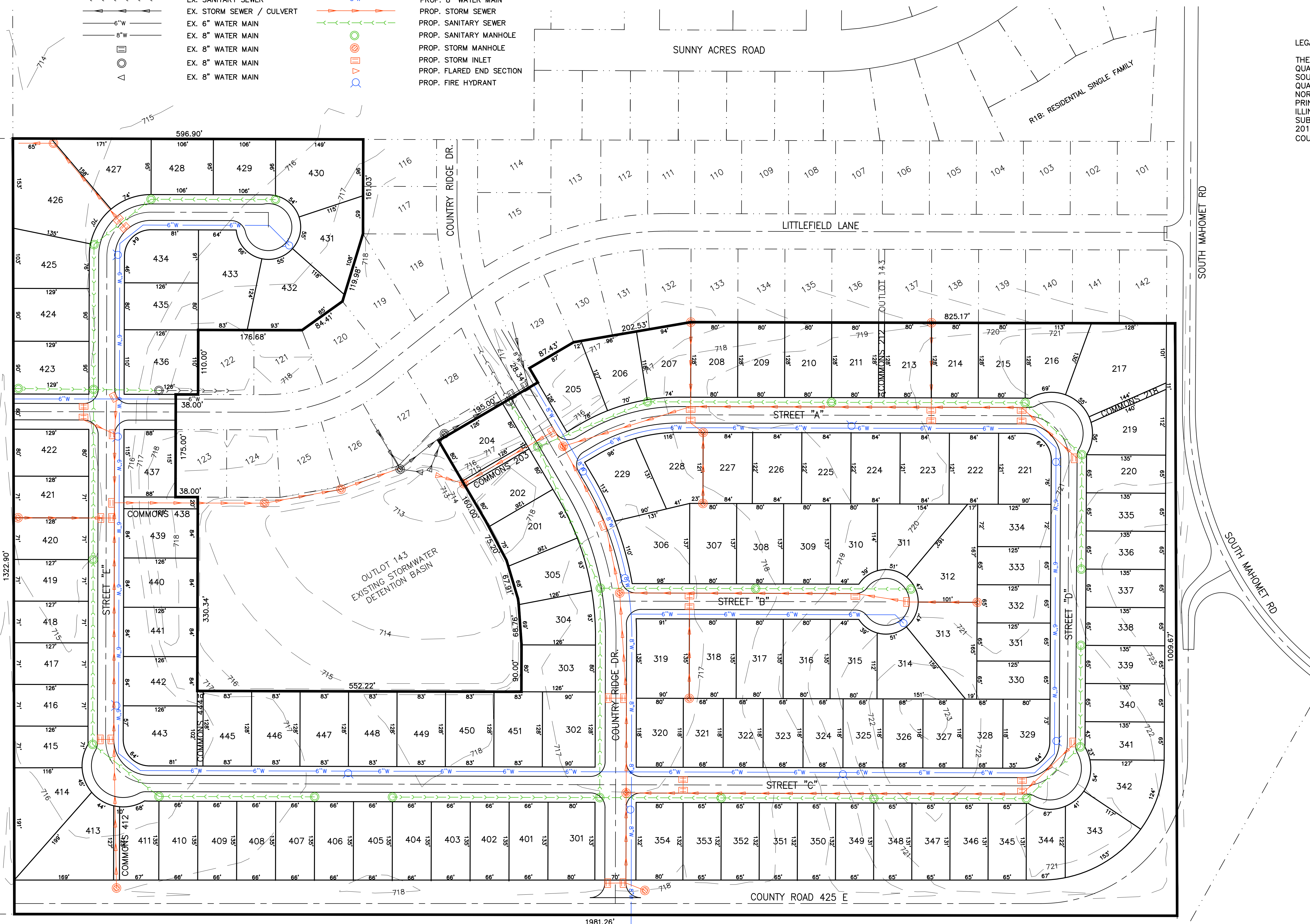
CHAIRPERSON _____

LEGAL DESCRIPTION:
 THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS EXCEPT HARVEST EDGE FIRST SUBDIVISION AS PER DOCUMENT NUMBER 2016R20008 IN THE RECORDS OF CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE.

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

LAND OWNER:
 MAHOMET LAND DEVELOPMENT, LLC
 P.O. BOX 88
 SIDNEY, IL 61877

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



A Resolution Concerning an Area General Plan for Harvest Edge Subdivision

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 land use and 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 Plan and Zoning Commission approved an Area General Plan for Harvest Edge Subdivision on September 1, 2015, the first phase of the subdivision was constructed in 2016, no further phases have been pursued; and,

WHEREAS, the owner and a new developer, contracted to purchase the property, desire to alter the circulation network and layout as well as complete the subdivision in fewer phases than the existing AGP; and,

WHEREAS, the developer of the proposed Harvest Edge Subdivision, with permission from the landowner, has submitted certain documents, including an Area General Plan, for review and approval by the Village of Mahomet; and,

WHEREAS, the Village staff have reviewed the revised Area General Plan for Harvest Edge Subdivision and has recommended approval of said Area General Plan, subject to minor modifications and certain conditions; and,

WHEREAS, the Plan and Zoning Commission of the Village of Mahomet has met and reviewed the Area General Plan submitted.

BE IT THEREFORE RESOLVED this 1st day of September, 2015 by the Plan and Zoning Commission of the Village of Mahomet, Illinois, that:

1. The Plan and Zoning Commission **DOES/DOES NOT** 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.

Chair, Plan and Zoning Commission
Village of Mahomet, IL

Case Name: AGP2021-01

**APPLICATION FOR AREA GENERAL PLAN APPROVAL
VILLAGE OF MAHOMET**

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Filed: 11/3/2021 Date of Hearing: 12/7/2021

Fee Paid – ^{CR} Receipt No.: 5302 Amount: \$1,680.00 Date: 11/03/2021

Comments: _____

NOTICE TO APPLICANTS

1. There will be no refund of any application fee for approvals not granted or withdrawn.
2. No incomplete applications will be acted upon.
3. Complete applications must be received no less than 14 days prior to the next regular meeting of the Plan and Zoning Commission to be placed on the agenda for that meeting. Late submittals will not be acted upon without prior approval by the Village.
4. The applicant is advised to include all attachments required as a part of the application, including all approvals by outside agencies.
5. Approval of the Area General Plan shall be in effect for a period of up to one year, and is subject to withdrawal by the Village thereafter.
6. Applicants are urged to coordinate their activities with Village staff in advance of the application and deadlines.
7. The Plan and Zoning Commission may grant approval of the Area General Plan, subject to completion of minor modifications to the Plan. In that case, the applicant shall have 45 days to complete the required modifications, otherwise, the approval granted shall be null and void. The Plan and Zoning Commission Chairman will not sign the Certificate of Approval until all required modifications are completed.
8. Submission of incomplete, altered documents on more than 2 separate occasions will result in payment of an additional plan review fee, as determined by the Plan and Zoning Commission.

APPLICATION FOR AREA GENERAL PLAN APPROVAL

1. NAME OF SUBDIVISION: Harvest Edge Subdivision
Unlimited Holdings, LLC-Harvest
2. NAME OF SUBDIVIDER: Edge - Rob Frerichs PHONE: 217-897-1000
ADDRESS: 799 CR 3200 North, Fisher, IL 61843
3. NAME OF LOCAL AGENT: _____ PHONE: _____
ADDRESS: _____
4. OWNER OF RECORD: Mahomet Land Development, LLC PHONE: 217-202-7950
ADDRESS: P.O. Box 88, Sidney, IL 61877
5. ENGINEER: BKB Engineering, Inc. - Bryan Bradshaw, PE PHONE: 217-840-3546
ADDRESS: 301 N. Neil St., Suite 400, Champaign, IL 61820
6. LAND SURVEYOR: BKB Engineering, Inc. PHONE: 217-840-3546
Bryan Bradshaw, PLS
ADDRESS: 301 N. Neil St., Suite 400, Champaign, IL 61820
7. ATTORNEY: Matt Deering - Meyer Capel PHONE: 217-352-1800
ADDRESS: P.O. Box 6750, Champaign, IL 61826
8. SUBDIVISION LOCATION: South Mahomet Road at CR 425E

9. PRESENT LAND USE: Agricultural
PROPOSED LAND USE: Residential Subdivision
10. TAX PARCEL NUMBER: 15-13-23-300-007
11. SHORT LEGAL DESCRIPTION (OR ATTACH LEGAL DESCRIPTION):
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS EXCEPT HARVEST EDGE FIRST SUBDIVISION AS PER DOCUMENT NUMBER 2016R20008 IN THE RECORDS OF CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE.
12. PRESENT ZONING: R-1B Single-Family Residential District
PROPOSED ZONING: R-1B Single-Family Residential District & R-1C Single-Family Residential District
13. TOTAL AREA (ACRES): 42.37 TOTAL NUMBER OF LOTS: 134
14. IS THIS SUBDIVISION LOCATED WITHIN THE VILLAGE CORPORATE LIMITS? Yes
DOES THIS SUBDIVISION INVOLVE ANNEXATION TO THE VILLAGE? N/A

15. IS ANY OPEN SPACE BEING OFFERED AS PART OF THIS SUBDIVISION? No

16. APPLICATION? _____

IF SO, WHAT AMOUNT? n/a

17. HAS THE ZONING BOAD OF APPEALS GRANTED ANY VARIANCE, EXCEPTION, OR SPEICAL PERMIT CONCERNING THIS PROPERTY? No

18. ARE ANY WAIVERS FROM THE SUBDIVISION REGULATIONS REQUESTED? No

19. DOES THIS APPLICATION INVOLVE A PLANNED UNIT DEVELOPMENT OR OTHER FLEXIBLE ZONING PATTERN? No

20. ATTACH TEN (10) COPIES OF THE AREA GENERAL PLAN.

21. LIST ALL CONTIGUOUS HOLDINGS IN THE SAME OWNERSHIP, IF ANY:

n/a

22. DOES AREA GENERAL PLAN SHOW ALL OF THE FOLLOWING?

PROPERTY BOUNDARIES	<u>Yes</u>	EXISTING EASEMENTS	<u>Yes</u>
LAND CHARACTERISTICS	<u>Yes</u>	FLOOD PRONE AREAS	<u>n/a</u>
WOODED AREAS	<u>n/a</u>	TOPOGRAPHIC FEATURES	<u>Yes</u>
GENERAL LOCATION OF EXISTING UTILITIES	<u>Yes</u>	GENERAL LOCATION OF PROPOSED UTILITIES	<u>Yes</u>
GENERAL DIMENSIONS	<u>Yes</u>	STORMWATER DETENTION	<u>Yes</u>
PROPOSED LAND USE	<u>Yes</u>	PROPOSED BLOCKS & STREETS	<u>Yes</u>
OTHER SPECIAL FEATURES	<u>Yes</u>	SCALE AND NORTH ARROW	<u>Yes</u>

23. APPLICANTS COMMENTS (IF ANY): _____

24. ADDITIONAL EXHIBITS SUBMITTED BY APPLICANT: _____

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

[Signature]
(Signature) Applicant

11-2-2021
Date

[Signature]
(Signature) Owner

11-2-2021
Date



**Plan and Zoning Commission
Staff Report
Meeting December 7, 2021**

FROM: Abby Heckman, Planner
Community Development Department

PROJECT: MIP2021-02: Parkhill Enterprises Subdivision

PETITIONER: Parkhill Enterprises LLC (owner)

ENGINEER: Bryan Bradshaw, BKB Engineering

REQUESTED ACTION: Recommendation to the Board of Trustees (BOT)
Waiver (deferral) of Subdivision Ordinance

PUBLIC HEARING / PROCEDURAL ISSUES: No public hearing is required for subdivision waiver (deferral) requests. The PZC provides recommendations to the BOT related to subdivision requests.

SITE LOCATION: The subject property is located at the northeast corner of Prairieview Road and Tin Cup Road.

DETAILS: By submittal of a minor plat application, the petitioner is requesting a deferral of the full requirements of the Subdivision Ordinance to allow staff to administratively approve a two (2) lot minor subdivision which would be recorded prior to submittal of construction plan requirements of the Subdivision Ordinance. The attached resolution is prepared with the following three (3) conditions to ensure Subdivision Ordinance compliance at the time of lot development for lot 101 and to require lot 102 to resubdivide prior to any future development.

WAIVER (DEFERRAL) CONDITIONS:

1. 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
2. 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
3. Annexation of the portion of the Property to be subdivided shall be recorded prior to the recording of the Final Plat.

STAFF RECOMMENDATION: Village staff supports approval of requested Subdivision Ordinance deferral.

ATTACHMENTS:

1. Proposed Minor Subdivision Plat
2. Draft Resolution

FINAL PLAT

PARKHILL ENTERPRISES DEVELOPMENT SUBDIVISION

PART OF NE 1/4, NW 1/4, SEC. 13, T. 20 N., R. 7 E., 3rd. P.M. CHAMPAIGN COUNTY, ILLINOIS

APPROVED:

APPROVAL OF THIS MINOR SUBDIVISION FINAL PLAT IS HEREBY GRANTED UNDER THE AUTHORITY OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MAHOMET. THIS PLAT SHALL BE RECORDED WITH THE RECORDER OF DEEDS OF CHAMPAIGN COUNTY, ILLINOIS WITHIN ONE (1) YEAR OF THIS DATE, OTHERWISE THIS PLAT SHALL BECOME VOID.

STATE PLANE COORDINATE TABLE

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

POINT	NORTHING	EASTING
①	1286317.08	975343.80
②	1286172.91	976633.18
③	1285618.02	976634.87
④	1285606.98	975346.17

PRESIDENT, MAHOMET BOARD OF TRUSTEES	DATE
MAHOMET VILLAGE ADMINISTRATOR	DATE
MAHOMET VILLAGE PLANNER	DATE
MAHOMET VILLAGE ENGINEER	DATE

OWNER / SUBDIVIDER: PARKHILL ENTERPRISES LLC
PO BOX 1485
CHAMPAIGN IL 61824

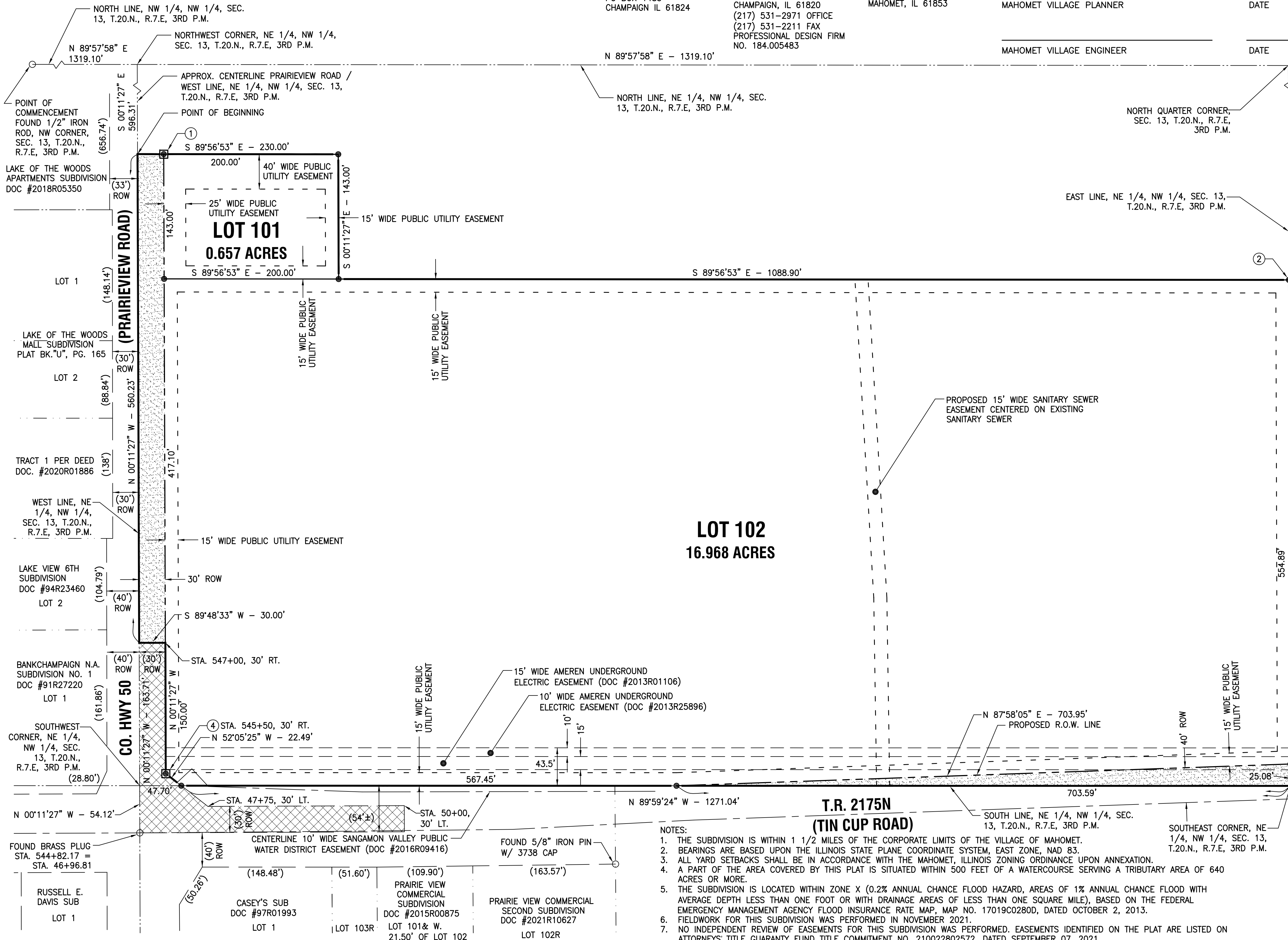
ENGINEER/SURVEYOR: BKB ENGINEERING, INC.
301 N. NEIL ST., SUITE 400
CHAMPAIGN, IL 61820
(217) 531-2971 OFFICE
(217) 531-2211 FAX
PROFESSIONAL DESIGN FIRM
NO. 184.005483

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

LEGEND

- BOUNDARY OF PLAT
- PROPOSED LOT LINE
- PROPOSED R.O.W./LOT LINE
- EXISTING LOT LINE
- EXISTING SECTION LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED PUBLIC UTILITY EASEMENT LINE
- 5/8" IRON ROD SET W/CAP 3738
- 5/8" IRON ROD SET W/CAP 3738 IN CONCRETE
- IRON ROD / PIPE FOUND
- RECORDED DIMENSION
- STA. 547+00, 30' RT.
- STATIONING PER R.O.W DEED (BOOK 875, PAGE 304)
- DEDICATED RIGHT OF WAY FOR PUBLIC ROAD PURPOSES RECORDED MAY 15, 1968 IN BOOK 875, PAGE 304
- PROPOSED RIGHT OF WAY DEDICATED WITH THIS PLAT

GRAPHIC SCALE IN FEET: 0, 60, 120, 180



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

I, BRYAN K. BRADSHAW, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3738 DO HEREBY CERTIFY THAT AT THE REQUEST OF PARKHILL ENTERPRISES, LLC, 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 "PARKHILL ENTERPRISES DEVELOPMENT 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 THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, MAHOMET TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2 INCH IRON ROD BEING THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89°57'58" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, FOR A DISTANCE OF 1,319.10 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 13; THENCE SOUTH 0°11'27" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 13 FOR A DISTANCE OF 586.31 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°56'53" EAST FOR A DISTANCE OF 230.00 FEET; THENCE SOUTH 0°11'27" EAST FOR A DISTANCE OF 143.00 FEET; THENCE SOUTH 89°56'53" EAST FOR A DISTANCE OF 1,088.90 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13; THENCE SOUTH 0°10'29" EAST ALONG SAID EAST LINE OF NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13 FOR A DISTANCE OF 579.97 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13; THENCE NORTH 89°59'24" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13 FOR A DISTANCE OF 1,271.04 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PRAIRIEVIEW ROAD; THENCE NORTH 52°05'25" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PRAIRIEVIEW ROAD FOR A DISTANCE OF 22.49 FEET; THENCE NORTH 0°11'27" WEST CONTINUING ALONG EASTERLY RIGHT-OF-WAY LINE OF PRAIRIEVIEW ROAD FOR A DISTANCE OF 150.00 FEET; THENCE SOUTH 89°48'33" WEST FOR A DISTANCE OF 30.00 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, ALSO BEING THE CENTERLINE OF PRAIRIEVIEW ROAD; THENCE NORTH 0°11'27" WEST ALONG SAID WEST LINE OF NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13 AND CENTERLINE OF PRAIRIEVIEW ROAD FOR A DISTANCE OF 560.23 FEET TO THE POINT OF BEGINNING CONTAINING 18.213 ACRES, MORE OR LESS

SIGNED AND SEALED THIS _____ DAY OF _____, 2021

BRYAN K. BRADSHAW
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3738

CHAMPAIGN ILLINOIS
STATE OF ILLINOIS
LICENSE EXPIRES 11/30/22

FOUND 1/2" IRON ROD, NW CORNER, SEC. 13

FOUND STONE, NE CORNER, SEC. 13

WEST QUARTER CORNER, SEC. 13

FOUND IRON ROD W/ IPLS #2803 CAP BEING 80.00' SOUTH OF WEST QUARTER CORNER, SEC. 13 PER CROSSY SUBDIVISION DOC #98R09657

FOUND "ILL DIV OF HWYS" PLASTIC CAPPED ROD, SE CORNER, SEC. 13

SEC 13 - T.20N. R.7E., 3RD P.M.
CHAMPAIGN COUNTY, ILLINOIS

DATE OF PREPARATION: NOVEMBER 8, 2021

- NOTES:
- THE SUBDIVISION IS WITHIN 1 1/2 MILES OF THE CORPORATE LIMITS OF THE VILLAGE OF MAHOMET.
 - BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83.
 - ALL YARD SETBACKS SHALL BE IN ACCORDANCE WITH THE MAHOMET, ILLINOIS ZONING ORDINANCE UPON ANNEXATION.
 - A 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.
 - THE SUBDIVISION IS LOCATED WITHIN ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE), BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 17019C0280D, DATED OCTOBER 2, 2013.
 - FIELDWORK FOR THIS SUBDIVISION WAS PERFORMED IN NOVEMBER 2021.
 - NO INDEPENDENT REVIEW OF EASEMENTS FOR THIS SUBDIVISION WAS PERFORMED. EASEMENTS IDENTIFIED ON THE PLAT ARE LISTED ON ATTORNEYS' TITLE GUARANTY FUND TITLE COMMITMENT NO. 210022802572, DATED SEPTEMBER 07, 2021.
 - ALL LOTS WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER FROM SANGAMON VALLEY PUBLIC WATER DISTRICT.

A RESOLUTION FOR THE PLAN AND ZONING COMMISSION

**CONCERNING PARKHILL ENTERPRISES LLC - SUBDIVISION ORDINANCE DEFERRAL
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 Board of Trustees has the authority to waive or defer the requirements of the Subdivision Ordinance and the PZC is to review and give a recommendation to the Board of Trustees; and,
- WHEREAS,** the Parkhill Enterprises LLC (“Applicant”) owns land partially developed with a mobile home trailer park with 18 acres of undeveloped agricultural land totaling 40 acres (“Property”), generally northeast of the intersection of Tin Cup Road and Prairieview Road,
- WHEREAS,** The Property is not currently within the municipal limits of the Village of Mahomet but is contiguous to existing limits; and,
- WHEREAS,** Applicant desires to sell the developed portion of the Property to continue to operate as a mobile home park under Champaign County Zoning control, and to retain ownership of the undeveloped portion as shown on the attached “Final Plat Parkhill Enterprises Development Subdivision” (“Subdivided land”); and,
- WHEREAS,** the Property is currently split zoned in the County with lot 101 and the developed area of the Property as County R-5 Mobile Home Park and the future lot 102 zoned County B-4 General Business; and,
- WHEREAS,** The applicant is requesting a rezoning of the land of Lot 101 from County R-5 Mobile Home Park to Village of Mahomet C-2 General Commercial to facilitate consistent zoning for all subdivided land upon annexation; and,
- WHEREAS,** Applicant does not have any development concepts for land shown as Lot 102 and anticipates it to remain in agricultural production for many years; and,
- WHEREAS,** the Subdivided Land is contiguous to the corporate limits of the Village and subject to being annexed under the terms of the Village’s Annexation Policy upon any future subdivision or development; and,
- WHEREAS,** the application of the Subdivision Ordinance to this transaction, in the absence of a substantial number of waivers and deferrals, would be costly to the Applicant and the Village, while providing minimal current benefit to the public; and,
- WHEREAS,** Applicant has requested that the strict application of the Subdivision Ordinance to this transaction be deferred and that Applicant be authorized to record the Final Plat; and,
- WHEREAS,** Village staff have recommended that the request of Applicant be approved.
- WHEREAS,** Village staff, Village Engineer and Village Attorney reviewed the Final Plat and supporting technical documents and found that it is appropriate for deferral of requirements of the subdivision ordinance, and made recommendations concerning approval of said Final Plat; 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 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 / DENIAL** 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.

Chair, Plan and Zoning Commission
Village of Mahomet



**Plan and Zoning Commission
Staff Report
Meeting December 7, 2021**

FROM: Abby Heckman, Planner
Community Development Department

PROJECT: Kimball Subdivision – Parent Parcel

PETITIONER: PV403 Developments LLC (owner)

REQUESTED ACTION: **Recommendation to the Board of Trustees (BOT)
Waiver (deferral) of Subdivision Ordinance**

PUBLIC HEARING / PROCEDURAL ISSUES: No public hearing is required for subdivision waiver (deferral) requests. The PZC provides recommendations to the BOT related to subdivision requests.

SITE LOCATION / DESCRIPTION: The 26.04 acre parcel (parent parcel) is located west of Prairieview road and north of Clark Street. The parcel contains a large manmade lake on its western portion and is generally sloping north and west from Clark Street where development is proposed.

BACKGROUND: When a parcel is to be subdivided, the entirety of the parcel is to be included in any plat of subdivision unless there is a valid Area General Plan or the parcel intending to be subdivided and its remainder piece both meet the criteria for an agricultural subdivision. In this case, the property owners do not wish to undertake any subdivision or land planning at this time on most of the parcel and the 4.692 acre part desired for transfer to a developer is along its southern boundary. This sale would remove all Clark Street frontage from the parent parcel but provisions have been made for an access easement through the property to Clark Street that can be considered in future planning efforts.

WAIVERS REQUESTED: The petitioner, by letter from their attorney representative, requests certain waivers to enable the sale to occur to a developer, who will then subdivide a portion of the parent parcel. Additionally, they request that this action does not constitute an “illegal” subdivision, nor render the prohibition on further subdivision for five (5) years. The specific waivers, conditions and contingencies necessary to support a sale to a developer prior to a subdivision are as follows:

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.

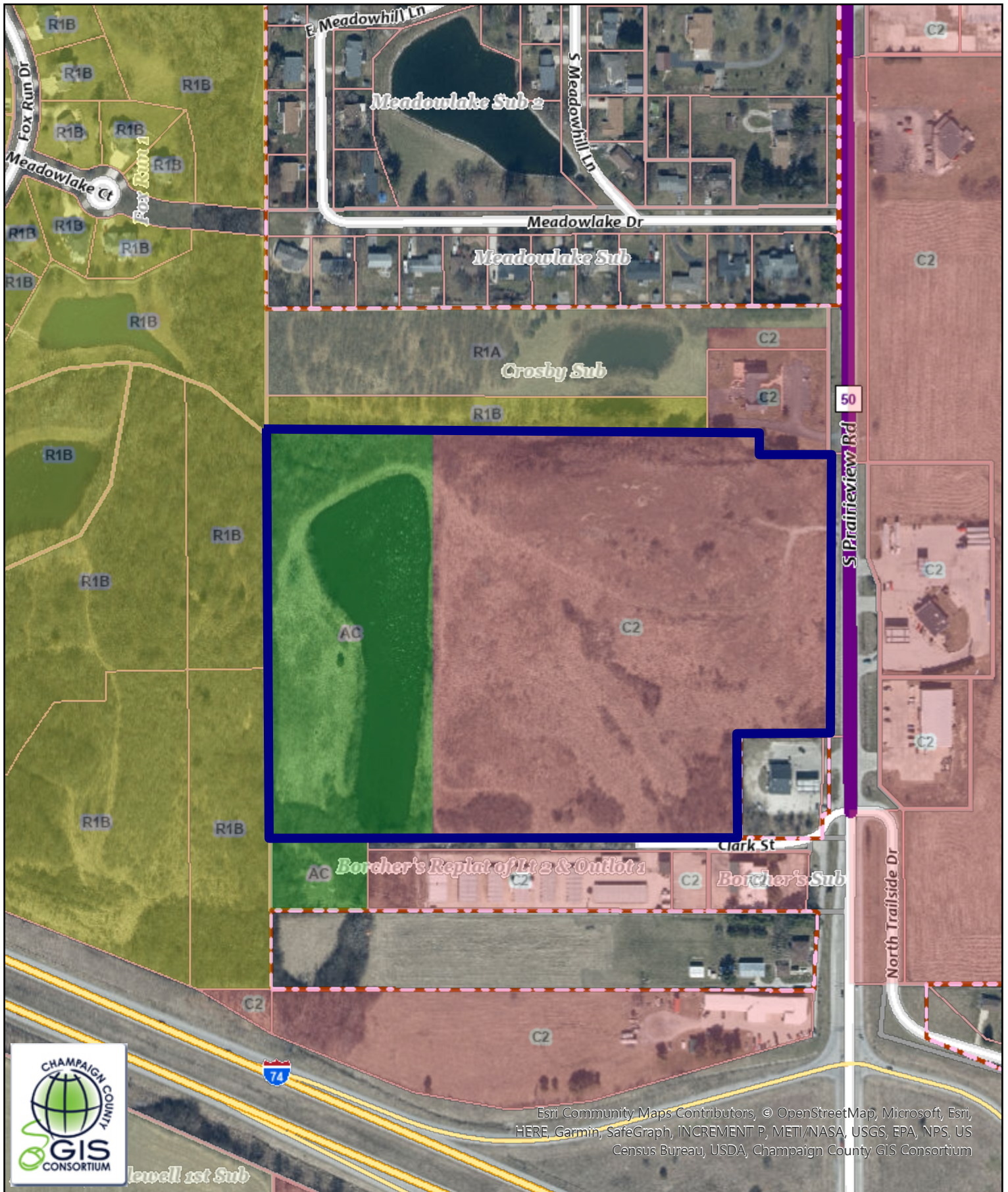
STAFF RECOMMENDATION: Provisions for access will be maintained and utility easements platted to assure the remainder is not completely "cut off" from the Clark Street frontage and the parcel has sufficient frontage on Prairieview to accommodate access. The transaction will secure the ability for the subdivided parcel to use the lake for stormwater compliance and which would have achieved by a subdivision of the entire parent parcel. Given the planning concerns usually mitigated by subdivision of the entire parent parcel are being secured by other means, subdivision of the whole parent parcel is an unnecessary step at this time. Staff recommends support of the requested waivers with the conditions and contingencies as stated.

PROCEDURAL ISSUES / SUMMARY: The PZC is requested to provide a recommendation to the Board of Trustees on subdivision waivers by adoption of a resolution. A draft resolution is attached for consideration and can be modified as needed.

ATTACHMENTS

1. Aerial Photo Exhibit highlighting parent parcel
2. Draft final plat for Kimball Subdivision
3. Letter of waiver request
4. Draft Resolution

PIN 15-13-13- 300-001 "Parent Parcel"



This map application was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGIS), or other CCGIS member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this application 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 application and information contained herein. The use of this application constitutes acknowledgement of this disclaimer.



FINAL PLAT

KIMBALL SUBDIVISION

**PART OF NW 1/4, SW 1/4, SEC. 13,
T. 20 N., R. 7 E., 3rd. P.M.
MAHOMET, CHAMPAIGN COUNTY, ILLINOIS**

APPROVED:

APPROVAL OF THIS MINOR SUBDIVISION FINAL PLAT IS HEREBY GRANTED UNDER THE AUTHORITY OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MAHOMET. THIS PLAT SHALL BE RECORDED WITH THE RECORDER OF DEEDS OF CHAMPAIGN COUNTY, ILLINOIS WITHIN ONE (1) YEAR OF THIS DATE, OTHERWISE THIS PLAT SHALL BECOME VOID.

PRESIDENT, MAHOMET BOARD OF TRUSTEES	DATE
MAHOMET VILLAGE ADMINISTRATOR	DATE
MAHOMET VILLAGE PLANNER	DATE
MAHOMET VILLAGE ENGINEER	DATE

- NOTES:
- THE SUBDIVISION IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MAHOMET.
 - BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83.
 - ALL YARD SETBACKS SHALL BE IN ACCORDANCE WITH THE MAHOMET, ILLINOIS ZONING ORDINANCE.
 - 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.
 - THE SUBDIVISION IS LOCATED WITHIN ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE), BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 17019C0208D, DATED OCTOBER 2, 2013.
 - FIELDWORK FOR THIS SUBDIVISION WAS PERFORMED IN NOVEMBER 2021.
 - NO INDEPENDENT REVIEW OF EASEMENTS FOR THIS SUBDIVISION WAS PERFORMED.

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 PV403 DEVELOPMENTS, LLC, I HAVE SURVEYED AND SUBDIVIDED THE HEREINAFTER DESCRIBED TRACT OF LAND INTO LOTS AS SHOWN ON THE ATTACHED PLAT. SAID PLAT IS A TRUE REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREAFTER TO BE KNOWN AS "KIMBALL 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 THE NORTH 20 ACRES OF THE SOUTH 30 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN IRON ROD SURVEY MONUMENT AT THE NORTHWEST CORNER OF LOT 103 OF A REPLAT OF LOT 2 AND OUTLOT 1 OF BORCHERS SUBDIVISION RECORDED AS DOCUMENT NO. 2002R23661 IN THE CHAMPAIGN COUNTY RECORDER'S OFFICE, SAID CORNER BEING A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, A DISTANCE OF 989.42 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89 DEGREES 51 MINUTES 56 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 103, SAID LINE ALSO BEING THE SOUTH LINE OF THE NORTH 20 ACRES OF THE SOUTH 30 ACRES OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 222.40 FEET TO THE NORTHEAST CORNER OF SAID LOT 103 ALSO BEING THE NORTHWEST CORNER OF THE DEDICATED RIGHT-OF-WAY OF CLARK STREET (AUGGIE'S WAY DRIVE); THENCE SOUTH 89 DEGREES 51 MINUTES 56 SECONDS EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CLARK STREET AND SAID SOUTH LINE OF THE NORTH 20 ACRES OF THE SOUTH 30 ACRES OF THE NORTHWEST QUARTER OF SOUTHWEST QUARTER, A DISTANCE OF 157.92 FEET TO A CONCRETE SURVEY MONUMENT BEING THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 06 MINUTES 33 SECONDS WEST, A DISTANCE OF 297.10 FEET TO AN IRON ROD SURVEY MONUMENT; THENCE SOUTH 89 DEGREES 51 MINUTES 56 SECONDS EAST, A DISTANCE OF 688.00 FEET TO AN IRON ROD SURVEY MONUMENT BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT NO. 2021R01026 IN THE CHAMPAIGN COUNTY RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 06 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 232.24 FEET TO AN IRON ROD SURVEY MONUMENT BEING THE SOUTHWEST CORNER OF SAID TRACT OF LAND, ALSO BEING A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF CLARK STREET AND SAID SOUTH LINE OF THE NORTH 20 ACRES OF THE SOUTH 30 ACRES OF THE NORTHWEST QUARTER OF SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 51 MINUTES 56 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF CLARK STREET AND SAID SOUTH LINE OF THE NORTH 20 ACRES OF THE SOUTH 30 ACRES OF THE NORTHWEST QUARTER OF SOUTHWEST QUARTER, A DISTANCE OF 688.00 FEET TO THE POINT OF BEGINNING, ENCOMPASSING 4.692 ACRES, MORE OR LESS, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

SIGNED AND SEALED THIS _____ DAY OF _____, 2021

BRYAN K. BRADSHAW
ILLINOIS PROFESSIONAL LAND
SURVEYOR NUMBER 3738

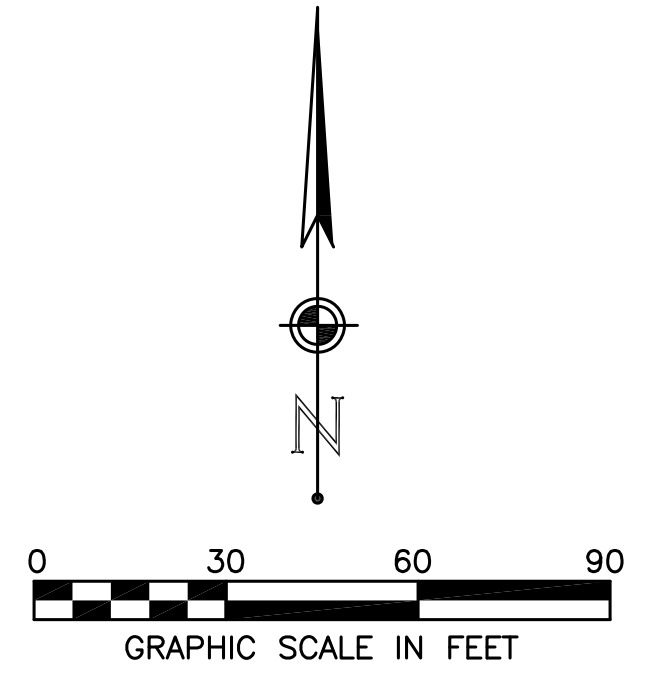


Curve #	Length	Radius	Chord Direction	Chord Length
C1	28.53'	20.00'	N.49° 00' 04"W.	26.17'
C2	93.15'	45.00'	N.67° 26' 27"W.	77.39'
C3	41.83'	45.00'	S.26° 37' 39"W.	40.34'

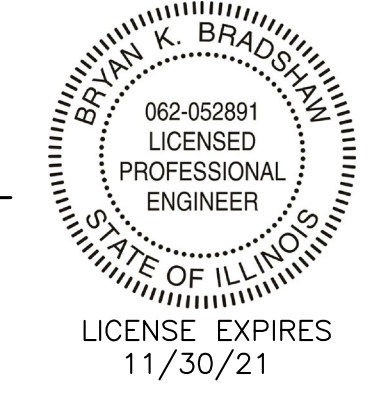
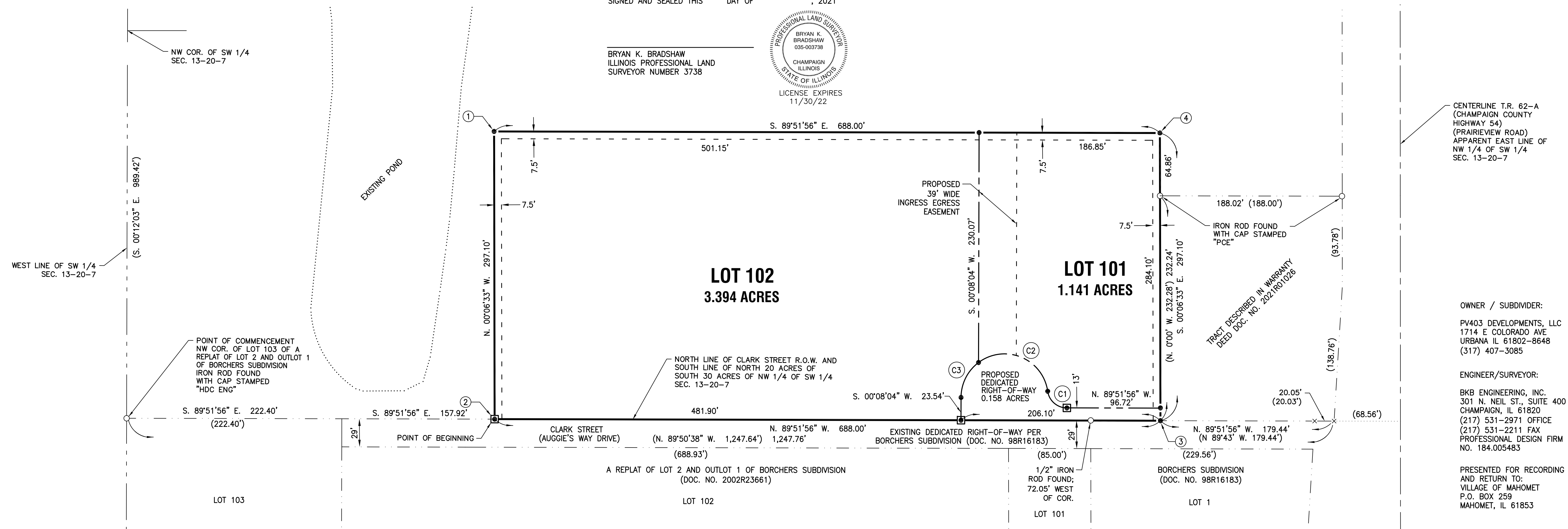
STATE PLANE COORDINATE TABLE

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

POINT	NORTHING	EASTING
①	1283580.35	974385.24
②	1283283.25	974385.81
③	1283281.64	975073.80
④	1283578.74	975073.24



- LEGEND**
- BOUNDARY OF PLAT
 - - - - PROPOSED LOT LINE
 - · — · EXISTING LOT LINE
 - · — · EXISTING SECTION LINE
 - - - - EXISTING CENTERLINE
 - - - - PROPOSED UTILITY EASEMENT LINE (UNLESS NOTED)
 - 5/8" IRON ROD SET W/CAP 3738
 - 5/8" IRON ROD SET W/CAP 3738 IN CONCRETE
 - IRON ROD / PIPE FOUND
 - (100')



DATE: _____
BRYAN K. BRADSHAW
ILLINOIS LICENSED
PROFESSIONAL ENGINEER NO. 52891

OWNER: _____ PV403 DEVELOPMENTS, LLC

CENTERLINE T.R. 62-A
(CHAMPAIGN COUNTY
HIGHWAY 54)
(PRAIRIEVIEW ROAD)
APPARENT EAST LINE OF
NW 1/4 OF SW 1/4
SEC. 13-20-7

OWNER / SUBDIVIDER:
PV403 DEVELOPMENTS, LLC
1714 E COLORADO AVE
URBANA IL 61802-8648
(317) 407-3085

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

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

PV403 DEVELOPMENTS LLC
P.O. BOX 8488
CHAMPAIGN, IL 61826

December 2, 2021

Village of Mahomet
503 E. Main Street
Mahomet, IL 61853

Re: +/-4.692 Acres, Champaign County, Illinois ("Subject Property")

To Whom It May Concern:

PV403 Developments LLC ("Owner") respectfully request waivers of the Village of Mahomet subdivision ordinance ("Subdivision Ordinances") for the Subject Property to be conveyed by metes and bounds legal description to third party purchaser prior to platting of the Subject Property. Said waivers may include but not be limited to:

1. Waiver the areal 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.
2. Allow a metes and bounds legal description to transfer the Subject Property from the current 26.04+/- larger parcel under PIN number 15-13-13-300-001; 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 Subject Property by such third party purchaser after closing between Owner and said third party purchaser.
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.
6. Such third party purchaser shall have the right to apply for a subdivision and development of only the Subject Property without any requirement or inclusion of the Remaining Property.
7. That any subdivision/development of the Subject Property shall include an access easement of at least 39 feet in width from Clark Street to such new

property line but no public right of way be dedicated adject to the Remaining Property.

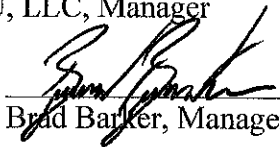
Owner appreciates the Village' consideration and approval of the waivers as requested herein. Please feel free to contact us if you have any questions or need further information for consideration and approval said waivers.

Cordially,

PV403 Developments LLC

By: BWCU, LLC, Manager

By:



Brad Barker, Manager

RESOLUTION 21-12-___

**RESOLUTION FOR THE PLAN AND ZONING COMMISSION, VILLAGE OF MAHOMET
PV403 DEVELOPMENTS LLC - SUBDIVISION ORDINANCE WAIVER**

- WHEREAS,** the PV403 Developments LLC (“Owner”) owns approximately 26.04 acres of undeveloped land with a man- made lake adjacent to Prairieview Road, a County Highway (“Property”) and there is a potential buyer (“Developer”) for the southern 4.692 acres of the Property directly west of the existing BP gas station (“Subdivided Land”), which would leave approximately 21.348 acres remaining (“Remaining Property”); and,
- WHEREAS,** the Property is annexed into the corporate limits of the Village and is currently split zoned with the developable portion zoned C-2 General Commercial and the lake and surrounding area zoned AC for conservation and future use a stormwater detention for the entirety of the Property; and,
- WHEREAS,** Developer is pursuing a conditional use permit for mini storage and flex office/warehousing space on the site and has prepared a plat (“Kimball Subdivision”) for a two-lot subdivision over the southern 4.692 acres of the Property (“Subdivided Land”); and,
- WHEREAS,** Owner is prepared to record instruments or deed restrictions that would secure stormwater and detention compliance of the Kimball Subdivision by the use of the lake on the Remaining Property for its required volume; and,
- WHEREAS,** the Owner does not desire to undertake land planning or subdivision of the Remaining Property at this time; and,
- WHEREAS,** the full application of the Subdivision Ordinance to this transaction would require the boundary of any plat of subdivision to include the entirety of the “parent parcel” which is the 26.04 acres or the existence of an approved Area General Plan; and,
- WHEREAS,** the application of the Subdivision Ordinance to this transaction, in the absence of a substantial number of waivers and deferrals, would be costly to the Owner and the Village, while providing minimal current benefit to the public; and,
- WHEREAS,** Owner has requested that the strict application of the Subdivision Ordinance to this transaction be waived; and,
- WHEREAS,** Village staff have recommended that the request of Owner be approved, with certain conditions.

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 / DENIAL** 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 adject 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.

Chair, Plan and Zoning Commission
Village of Mahomet

Waivers for Kimball Subdivision Final Plat

1. Waiver to not dedicate the “half street” right of way width for Clark Street along the entire south property line, limiting dedication to that noted on Final Plat.
2. Waiver of the requirement to construct a temporary cul-de-sac pavement
3. Deferral of the requirement to construct a permanent cul-de-sac pavement until completion of northern development sub division process
4. Waiver of the design/construction of the Northern access
5. Deferral of subdivision infrastructure construction plans
6. Waiver of the requirement to subdivide the entire property and allow a two lot subdivision of a part of the parcel
7. Waiver of the requirement to construct stormwater detention and permission to allow stormwater detention to be provided off-property via easement and/or maintenance agreement
8. Waiver of a preliminary plat
9. Waiver of Sidewalk

Village of Mahomet

2022 Application Deadlines for all PZC and BOA cases (legal publication may not be applicable)

Plan and Zoning Commission (PZC)

PZC Meeting	Application Submission Deadline	Public Hearing Legal Publication Deadline
January 4, 2022	December 3, 2021	December 20, 2021
February 1, 2022	January 3, 2022	January 17, 2022
March 1, 2022	January 28, 2022	February 14, 2022
April 5, 2022	March 4, 2022	March 21, 2022
May 3, 2022	April 1, 2022	April 18, 2022
June 7, 2022	May 6, 2022	May 23, 2022
July 5, 2022	June 3, 2022	June 20, 2022
August 2, 2022	July 1, 2022	July 18, 2022
September 6, 2022	August 5, 2022	August 22, 2022
October 4, 2022	September 2, 2022	September 19, 2022
November 1, 2022	September 30, 2022	October 17, 2022
December 6, 2022	November 4, 2022	November 21, 2022
January 3, 2023	December 2, 2022	December 19, 2022

Board of Appeals (BOA)

PZC Meeting	BOA Meeting	Application Submission Deadline	Public Hearing Legal Publication Deadline
January 4, 2022	January 19, 2022	December 3, 2021	January 4, 2022
February 1, 2022	February 16, 2022	January 3, 2022	February 1, 2022
March 1, 2022	March 16, 2022	January 28, 2022	March 1, 2022
April 5, 2022	April 20, 2022	March 4, 2022	April 5, 2022
May 3, 2022	May 18, 2022`	April 1, 2022	May 3, 2022
June 7, 2022	June 15, 2022	May 6, 2022	June 7, 2022
July 5, 2022	July 20, 2022	June 3, 2022	July 5, 2022
August 2, 2022	August 17, 2022	July 1, 2022	August 2, 2022
September 6, 2022	September 21, 2022	August 5, 2022	September 6, 2022
October 4, 2022	October 19, 2022	September 2, 2022	October 4, 2022
November 1, 2022	November 16, 2022	September 30, 2022	November 1, 2022
December 6, 2022	December 21, 2022	November 4, 2022	December 6, 2022
January 3, 2023	January 18, 2023	December 2, 2022	January 3, 2023

Village accepts complete applications up to the submission deadline date.

Village determines if application will proceed or be moved to the next scheduled meeting.