



**Plan and Zoning Commission
6:00 p.m. Tuesday, October 3, 2023
Village of Mahomet - Administrative Office**

AGENDA

1. CALL TO ORDER

2. ROLL CALL

- 3. PUBLIC COMMENT:** The Commission welcomes your input. Interested citizens are invited to provide comments either in person at the public hearing or by prior written statement. Public comments may be submitted in hard copy either in person during business hours or by placing the hard copy in the drop box outside of the Administrative Office (503 E. Main Street, Mahomet) before 2:00 pm on October 3, 2023 or by email submission to Abby Heckman, aheckman@mahomet-il.gov no later than 4:00 pm on October 3, 2023 to ensure placement of such comments in the official record of the meeting.

4. MINUTES: August 1, 2023

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

MAP2023-03: LIVING WORD OMEGA MESSAGE CHURCH SUBDIVISION (FINAL PLAT)

A RESOLUTION CONCERNING A FINAL PLAT FOR LIVING WORD OMEGA MESSAGE CHURCH SUBDIVISION ON 45.04± ACRES OF LAND LOCATED ON THE EAST SIDE OF LOMBARD STREET (IL ROUTE 47) AND ON THE SOUTH SIDE OF THORNEWOOD DRIVE

6. COMMISSIONER / STAFF COMMENTS:

NEXT PZC MEETING – TUESDAY NOVEMBER 7, 2023

7. ADJOURN

PLAN AND ZONING COMMISSION
MEETING MINUTES - DRAFT
August 1, 2023

CALL TO ORDER: The meeting was called to order at 6:00pm on Tuesday August 1, 2023.

ROLL CALL:

Members Present: Bob Buchanan, Mike Buzicky, Robert DeAtley and Phillip Schaefer

Members Absent: Steve Briney and Mandi Simeone

Others Present: Village Administrator Patrick Brown and Planner Abby Heckman.

PUBLIC COMMENT: Mr. DeAtley asked if there were any public comments related to items that are not on the agenda and no one came forward. Abby Heckman stated staff received no written comments.

MINUTES: June 6, 2023 and July 10, 2023

Mr. DeAtley suggested a change to the June minutes to include the word previously.

Buchanan moved to approve the June 6, 2023 and July 10, 2023 minutes with the correction stated. Schaefer seconded the motion. ROLL CALL. 4-0. Motion Passed.

RESOLUTIONS and MOTIONS (TO BE ACTED UPON):

VAR2023-02: PH204 LOMBARD LLC

A RESOLUTION CONCERNING VARIANCE REQUESTS RELATING TO MINIMUM SETBACKS FOR PARKING SPACES/DRIVE LANES AND MINIMUM REAR YARD SETBACK ON 0.6± ACRE OF LAND ZONED C-2 GENERAL COMMERCIAL LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF N LOMBARD STREET (IL-47) AND EASTWOOD DRIVE (204 N LOMBARD STREET)

Abby Heckman presented information from the case report. The public hearing will be held before the Board of Appeals and at the time of this case report the date had not been set. The BOA meeting date for the public hearing will be Tuesday August 29, 2023 at 6:00pm. The owner is looking to prep the land for development, no development plan or site design has been submitted. The petitioner's are in the audience if you have questions.

Abby Heckman went over zoning requirements for setbacks.

Mr. Buchanan asked if the property owner to the east had made any comments.

Abby Heckman stated no not specifically about the variance requests, but the owner is aware of the site being prepped for development because there have been conversations between owners about possibly sharing detention. The property to the east will be mailed a courtesy notice prior to the public hearing so they will have an opportunity to make comments.

Patrick Brown stated the lot is one of the most desirable places in the Village and everyone that the owner has talked to has run into challenges with development due to the size. The Village wants the site to develop so it is cleaned up.

Abby Heckman and the Commission discussed zoning requirements that apply to the site and adjacent right-of-way. The property has sat undeveloped for so long because there were some environmental issues with the gas station that previously operated there that had to be resolved. Those issues have been resolved so it can now be developed.

Mr. DeAtley went through the findings of fact and asked that commissioners speak up if they do not agree.

Schaefer moved to grant VAR2023-02 with the findings of fact as stated below. Buchanan seconded the motion.
ROLL CALL. 4-0. Motion Passed.

BE IT THEREFORE RESOLVED this 1st day of August, 2023 by the Plan and Zoning Commission of the Village of Mahomet that:

- 1) The Plan and Zoning Commission sets forth the following findings of fact concerning the requested variances;
 - A. That the special circumstances or conditions applying to the land or building for which the variances are sought are:
 1. Size and geometry of property.
 2. Additional right-of-way was obtained by both the Village of Mahomet and IDOT from this property which reduced the size of the property.
 - B. That concerning the variances requested:
 1. There **ARE** special circumstances or conditions applying to the land or building for which the variances are sought; and,
 2. The said special circumstances or conditions **ARE** peculiar to such land or buildings and do not apply generally to land or buildings in this neighborhood; and,
 3. The said special circumstances or conditions **ARE** such that the strict application of the provisions of the Zoning Ordinance could deprive the applicant of the reasonable use of such land and building; and,
 4. The granting of the requested variances **ARE** necessary for the reasonable use of the land and building; and,
 5. The variances requested **ARE** the minimum variances that will accomplish this purpose; and,
 6. The granting of the requested variances **WILL** be in harmony with the general purpose and intent of the Zoning Ordinance; and,
 7. The requested variances **WILL NOT** be injurious to the neighborhood or otherwise detrimental to the public welfare; and,
 8. The requested variances **WILL NOT** be in conflict with the Comprehensive Plan.
- 2) The granting of the variances, if approved, shall be subject to the following conditions: N/A
- 3) The Plan and Zoning Commission does hereby recommend that the Zoning Board of Appeals of the Village of Mahomet **GRANT** the requested variance to reduce the required parking lot setback from 10 feet to zero for parking spaces and drive lane circulation. (§152.108 (E)(1)).
- 4) The Plan and Zoning Commission does hereby recommend that the Zoning Board of Appeals of the Village of Mahomet **GRANT** the requested variance to reduce the minimum rear yard setback from 25 feet to zero in the C-2 district. (§152.090 C-2).

COMMISSIONER / STAFF COMMENTS: NEXT PZC MEETING – SEPTEMBER 5, 2023

Abby Heckman asked the Commission to let staff know if you cannot attend on September 5. It is the day after the holiday.

Mr. Buchanan asked if there were any cases for September.

Abby Heckman stated nothing had been filed but the deadline has not passed yet.

ADJOURN:

Buchanan moved to adjourn the meeting. Schaefer seconded the motion. ROLL CALL. 4-0. The meeting was adjourned at 6:19pm.

Respectfully,
Abby Heckman, Planner

DRAFT



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 October 3, 2023

FROM: Abby Heckman, Planner

PROJECT: Living Word Omega Message Church Subdivision (Final Plat)

PETITIONER: Living Word Omega Message Church

ENGINEER: Precision Engineering Group

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

INTRODUCTION: The Plan and Zoning Commission is asked to consider all the documents concerning the subject subdivision. The area of land to be subdivided includes the current land holdings for the Living Word Omega Message Church at 1202 N Lombard Street. The subdivision contains four (4) lots. The plat is to be submitted in accordance with the standard procedures set forth in the Mahomet Subdivision Ordinance. Waiver requests for certain standards in the Subdivision Ordinance have been requested as part of this subdivision to support the plat as presented.

LOCATION / SITE DESCRIPTIONS: The site is located on the east side of N Lombard Street and south of Thornewood Drive. The proposed final plat includes 45.04± acres, 15.75± acres of which is currently unincorporated. The land within the plat is zoned Village R-1B Single-Family Residential, Village AG Agriculture and County AG-2. No rezoning upon annexation request has been submitted by the property owners so if annexation is approved, the unincorporated land would come into the Village as the translation zoning of R-1A Single Family Residential.

ANNEXATON: This plat includes 15.75± acres of land that is currently outside of the Village limits but the unincorporated land is adjacent and eligible for annexation. An annexation petition has been submitted by the property owner therefore, the BOT will consider annexation of the unincorporated land concurrently with this subdivision request.

CONFORMANCE TO ZONING ORDINANCE: The proposed lot sizes, lot widths, and yard setbacks comply with applicable requirements of the Village of Mahomet Zoning Ordinance. The area of land that is currently not within the Village limits has been reviewed based on the expected zoning if annexation is approved. Further review by Champaign County Planning would be necessary if the annexation is not approved.

WAIVER REQUESTS: The following waivers have been requested to support the plat as presented:

1. Waiver of the requirement to submit an Area General Plan.
2. Waiver of the requirement to submit a Preliminary Plat.
3. Waiver to allow deferral of the extension of water mains.
4. Waiver to allow deferral of the extension of sanitary sewer.
5. Waiver to allow deferral of the stormwater drainage improvements.
6. Waiver to allow deferral of a Stormwater Management Plan.

7. Waiver to allow deferral of the installation of sidewalks along Lombard Street (IL Route 47).
8. Waiver to allow deferral of the installation of right-of-way lighting along Lombard Street (IL Route 47).
9. Waiver to allow the use of an existing on-site wastewater disposal system for lot 2 until such time when sanitary sewer is extended to the lot.

The requested waiver/deferrals are reasonable considering the intent of the subdivision is to break up the land to facilitate future development and there are no planned improvements to the land. The language included in the subdivision owner's certificate will limit the use of lots 1, 3 and 4 but would allow continuation of agriculture activities on the land until such time that a resubdivision is done.

PUBLIC IMPROVEMENTS: There are no public improvements proposed with this subdivision. See related requested waivers to allow deferral of required improvements to a later date. The purpose of the subdivision is to break up the land into separate areas for future development. The intention is to restrict all development on lot 1 until further subdivided, restrict development on lot 3 (except for the access drive) until it is resubdivided and to only allow the establishment of a single farmstead with the current agricultural use of lot 4 until such time that a future rezoning request is made and/or resubdivision is requested.

AVAILABILITY OF PUBLIC UTILITIES: This site is adjacent to standard public municipal utilities (gas, cable, electric, phone, fiber/internet). Extension of public utilities to serve the subdivision is feasible. A waiver request to defer the installation of roadway improvements, sidewalks, water, sanitary sewer and stormwater requirements is part of this subdivision request.

STREET ACCESS / TRAFFIC: This final plat does not include the construction or dedication of right-of-way for any new roadways. Related waiver requests to allow deferrals of the required improvements are included with this subdivision request. There is an existing access drive located on lot 3 which currently serves the church facility located on lot 2. Access control is shown along the frontage of Lombard Street (IL Route 47) which limits access to the area of the current access drive except for a single agricultural driveway access could be allowed for lot 4 as permitted by IDOT. Any future development of lot 4 would need to include lot 3 to provide the necessary access. No traffic increase is expected as a result of this subdivision.

Lot 1 has public road frontage along Thornewood Drive. Thornewood Drive was constructed as part of Thornewood Subdivision. A development agreement (recorded as document 2021R06798) between the Village and the Thornewood developers indicates that the Thornewood developer will be reimbursed by the owner of the fronting property per requirements in the development agreement. The Village will ensure the terms of the reimbursement are met prior to an approval by the Board of Trustees. Language has been included in the attached resolution which addresses the reimbursement.

An easement for the purpose of drainage, utilities and sidewalks has been provided on the plat. A related waiver has been requested to defer the installation of sidewalks along Lombard Street (IL Route 47). Sidewalk installation would be required with any future development of the lots with frontage along Lombard Street or when requested at a future date by the Village. Sidewalks exist along Thornewood Drive.

STORMWATER MANAGEMENT: No construction of stormwater facilities is proposed with this subdivision. Related waivers requests to allow a deferral to construct stormwater facilities with future development are included in this subdivision request. Drainage easements have been provided on the plat along Lombard Street (IL Route 47) as appropriate and over the existing drainage way that runs through lot 4.

POLICE AND FIRE PROTECTION: The Village Police Department currently provides police protection and is approximately 1.7 miles from the site. The property is within the Cornbelt Fire Protection District and is approximately 1.5 miles from the site.

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

SUBSIDIARY DOCUMENTS: The Owner's Certificate and other legal documents are under review by Village staff. Staff is in process of working with the owner to finalize those documents.

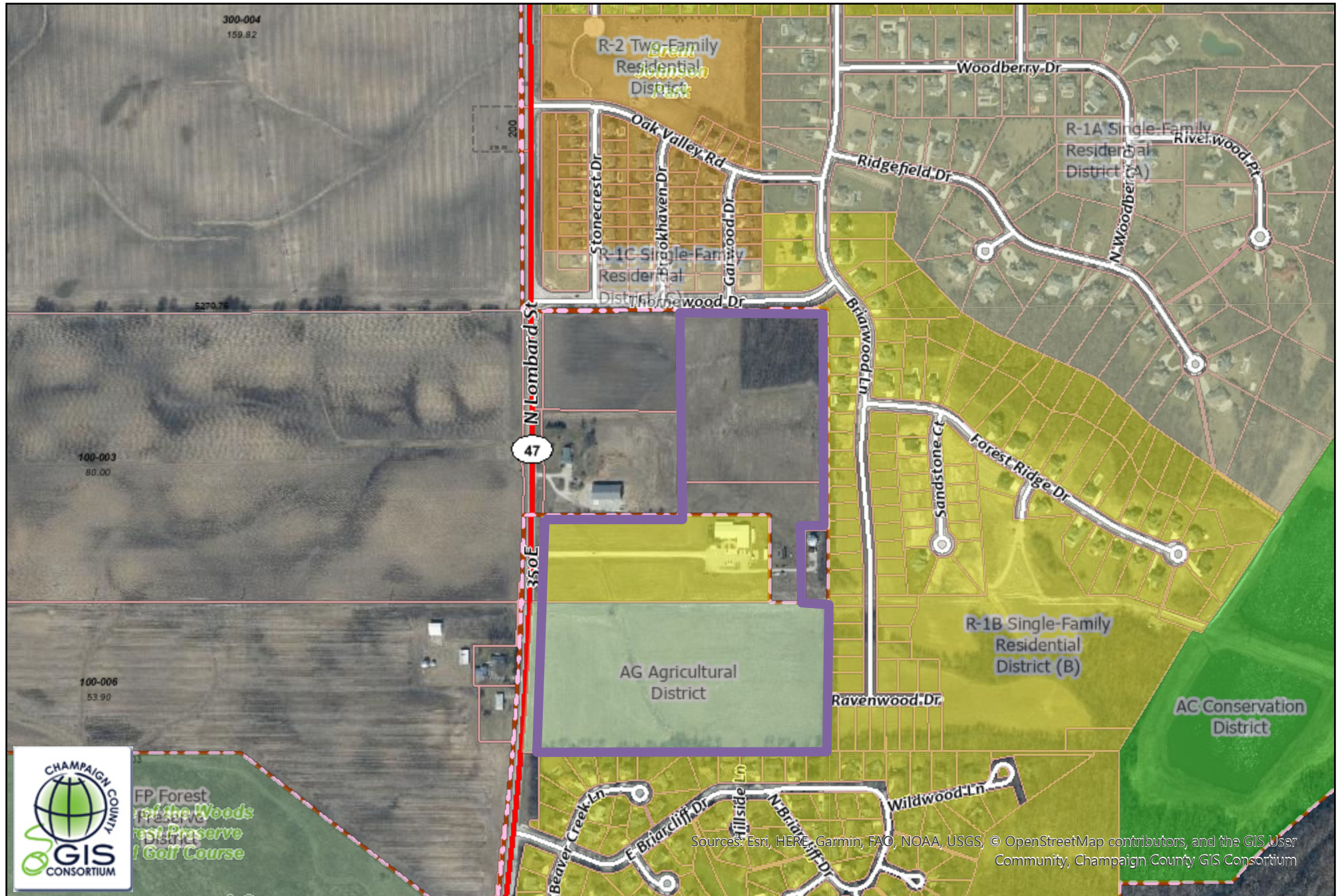
FINAL PLAT / PROCEDURAL ISSUES: A complete Final Plat application has been submitted, and the application fee has been paid. Staff identified some minor modifications to the Final Plat and forwarded them to the developer's engineer as technical comments. Subject to revisions, the Final Plat appears to meet the technical requirements of the Village Subdivision Ordinance with the waivers as requested.

VILLAGE STAFF RECOMMENDATION / SUMMARY: A recommendation to the BOT by the PZC related to the approval of the final plat with stated waivers is requested by the developer. Staff supports a recommendation by the Plan and Zoning Commission for approval of the Final Plat with waivers subject to the standard conditions and an additional condition related to the Thornewood Development Agreement. A draft resolution is enclosed for consideration by the PZC. The Plan and Zoning Commission should feel free to modify the resolution as it sees fit.

ATTACHMENTS:

- A. Aerial Exhibit with Zoning
- B. Final Plat
- C. Draft Resolution

MAP2023-03: Living Word Omega Message Church Subdivision (Final Plat)



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This map was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGIS), 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.

Date: Monday, September 25, 2023



PART OF THE NORTHEAST QUARTER OF
SECTION TEN, TOWNSHIP TWENTY
NORTH, RANGE SEVEN EAST OF THE
THIRD PRINCIPAL MERIDIAN, CHAMPAIGN
COUNTY, ILLINOIS.

WE HEREBY STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS OF THIS PLAT WILL NOT BE CHANGED BY THE CONSTRUCTION OF THE IMPROVEMENTS OF THIS SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

MARK A. MILLER
ILLINOIS LICENSED PROFESSIONAL
ENGINEER NO. 062.056290
LICENSE EXPIRES 11/30/2023



OWNER/DEVELOPER DATE
LIVING WORD OMEGA MESSAGE CHURCH
1202 N. LOMBARD ST
MAHOMET, IL 61853

THIS FINAL PLAT HAS RECEIVED A
RECOMMENDATION FOR (APPROVAL)
(DISAPPROVAL) BY THE PLAN AND
ZONING COMMISSION OF MAHOMET, ILLINOIS,
THIS DAY OF , 20 .

CHAIRPERSON

THIS FINAL PLAT HAS RECEIVED APPROVAL BY
THE BOARD OF TRUSTEES OF MAHOMET, ILLINOIS,
THIS ____ DAY OF _____, 20 ____ . OTHERWISE
THIS PLAT SHALL BECOME NULL AND VOID.

PRESIDENT, BOARD OF TRUSTEES

VILLAGE CLERK

I, KYLE A. SCHULTZE, BEING ILLINOIS PROFESSIONAL LAND SURVEYOR
NUMBER 3920, DO HEREBY CERTIFY THAT UNDER MY DIRECT
SUPERVISION I HAVE CAUSED A SURVEY TO BE MADE AND A PLAT TO BE
DRAWN OF THE TRACTS OF LAND DESCRIBED HEREON. I FURTHER
CERTIFY THAT AS A PART OF THE SURVEY I HAVE FOUND OR SET
SURVEYING MONUMENTS AS SHOWN AND THAT THIS PLAT IS A TRUE
REPRESENTATION THEREOF.

SIGNED AND SEALED THIS 15TH DAY OF AUGUST, 2023.

KYLE A. SCHULTZE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3920
LICENSE EXPIRES 11/30/2024

TRACT 1	12.00 AC.
TRACT 2	3.47 AC.
TRACT 3	9.68 AC.
TRACT 4	19.89 AC.
TOTAL	45.04 AC.

N89°35'51"E (N89°57'47"E)

— NORTH LINE, NE QUARTER, SEC 10
P.O.B. TRACT 1 AND 2

— NORTHEAST CORNER, SEC 10
N:1292171.30
E:968708.91

LOT 1
12.00 ACRES

WATER MAIN EASEMENT
PER DOC. NO. 2014R03742

S89°35'20"W (N89°57'46"W)

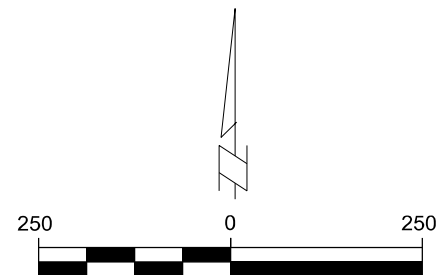
WATER MAIN EASEMENT
PER DOC. NO. 2014R03745

LOT 2 - 9.49 ACRES

LOT 3 - 3.66 ACRES

LOT 4
19.89 ACRES

1. FIELD WORK WAS COMPLETED ON JUNE 6, 2023.
2. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
4. THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
5. A PORTION OF THE PROPERTY COVERED BY THIS SUBDIVISION IS NOT LOCATED WITHIN A FLOOD HAZARD AREA, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BY FIRM 17019C0259D DATED 10/02/2013.
6. A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
7. ALL MEASURED BEARINGS AND COORDINATES ON THE FACE OF THE PLAT ARE ON ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (2011).



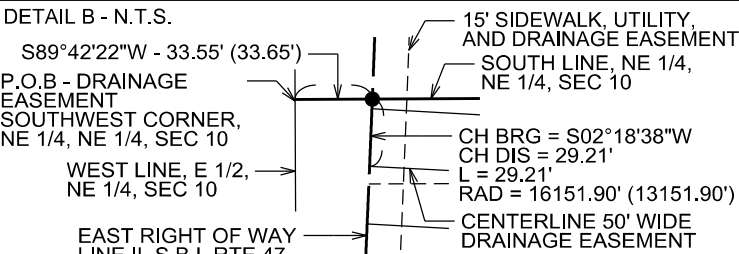
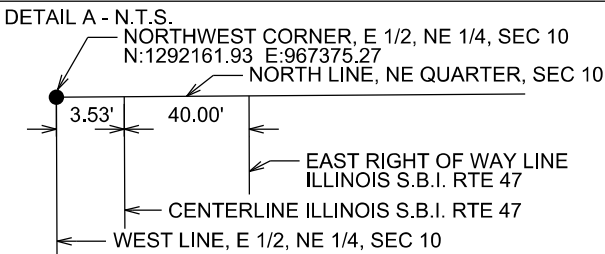
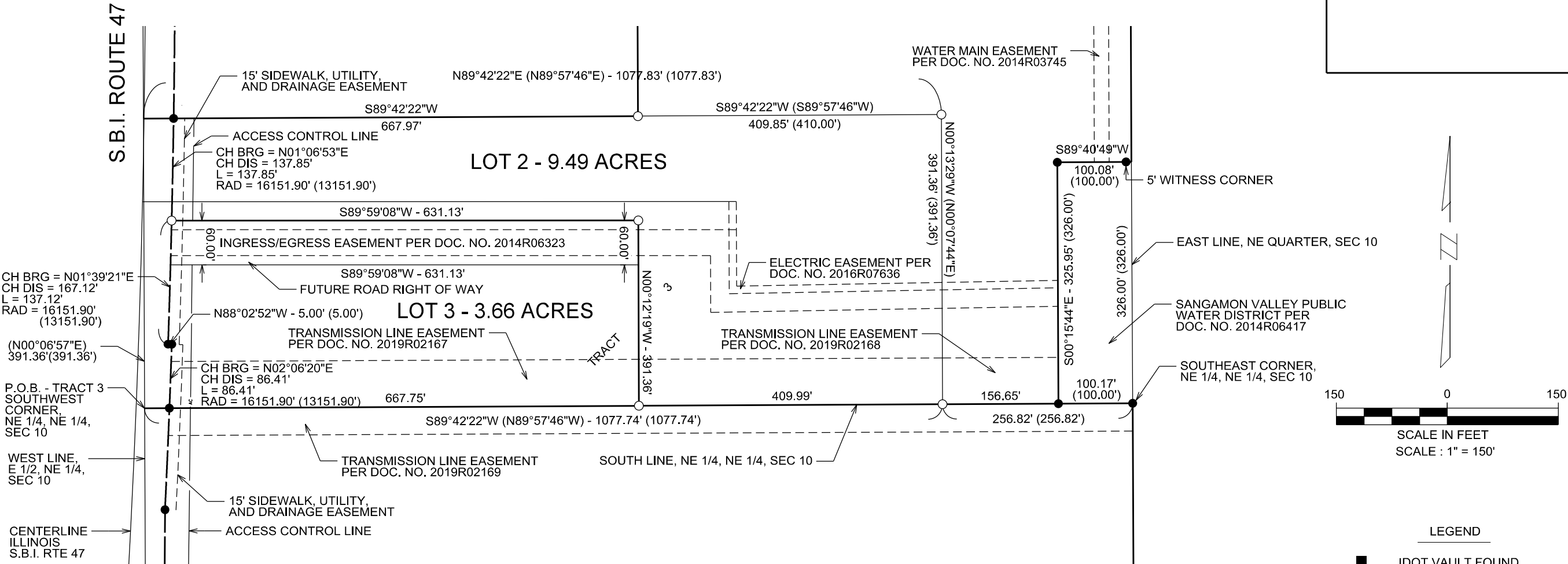
SCALE IN FEET
SCALE : 1" = 250'

■ IDOT VAULT FOUND
 ● IRON PIN FOUND UNLESS OTHERWISE NOTED
 △ MAG NAIL SET
 ○ IRON PIN SET (1/2" DIA. X 30" LONG)
 WITH YELLOW SURVEYOR'S CAP "PRECISION FIRM 7585"
 .00' MEASURED BEARING AND DISTANCE
 .00') RECORD BEARING AND DISTANCE
 — PROPERTY LINE

REV. DATE:		REVISION MADE:	
DATE:	08/15/2023	SCALE:	AS SHOWN
FIELD BOOK:		DRAWN BY:	KAS
CHECKED BY:	KAS		
FINAL PLAT		 PRECISION ENGINEERING GROUP, INC. P.O. BOX 784 CHAMPAIGN, IL 61824-0784 PHONE: 217.260.4751 CIVIL ENGINEERING - LAND SURVEYING ILLINOIS DESIGN FIRM REGISTRATION NO. 184007585	
LIVING WORD OMEGA MESSAGE CHURCH SUBDIVISION PART OF SEC. 10, T.20 N., R. 7 E., 3RD P.M. MAHOMET, ILLINOIS		FILE # 40323001	
		SHEET 1 OF 3	

LIVING WORD OMEGA MESSAGE CHURCH SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION TEN,
TOWNSHIP TWENTY NORTH, RANGE SEVEN EAST OF
THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS.



SURVEYOR'S CERTIFICATE

I, KYLE A. SCHULTZE, BEING ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3920, DO HEREBY CERTIFY THAT UNDER MY DIRECT SUPERVISION I HAVE CAUSED A SURVEY TO BE MADE AND A PLAT TO BE DRAWN OF THE TRACTS OF LAND DESCRIBED HEREON. I FURTHER CERTIFY THAT AS A PART OF THE SURVEY I HAVE FOUND OR SET SURVEYING MONUMENTS AS SHOWN AND THAT THIS PLAT IS A TRUE REPRESENTATION THEREOF.

SIGNED AND SEALED THIS 15TH DAY OF AUGUST, 2023.

KYLE A. SCHULTZE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3920
LICENSE EXPIRES 11/30/2024



LEGEND

- IDOT VAULT FOUND
- IRON PIN FOUND UNLESS OTHERWISE NOTED
- △ MAG NAIL SET
- IRON PIN SET (1/2" DIA. X 30" LONG) WITH YELLOW SURVEYOR'S CAP "PRECISION FIRM 7585"
- N 00°00'00" E ~ 100.00' MEASURED BEARING AND DISTANCE
- (N 00°00'00" E ~ 100.00') RECORD BEARING AND DISTANCE
- PROPERTY LINE

REV. DATE:		REVISION MADE:	
DATE:	08/15/2023	SCALE:	AS SHOWN
FIELD BOOK:		DRAWN BY:	KAS
CHECKED BY:	KAS		
LIVING WORD OMEGA MESSAGE CHURCH SUBDIVISION PART OF SEC. 10, T. 20 N., R. 7 E., 3RD P.M. MAHOMET, ILLINOIS		PRECISION ENGINEERING GROUP, INC. P.O. BOX 784 CHAMPAIGN, IL 61824-0784 PHONE: 217.260.4751 CIVIL ENGINEERING - LAND SURVEYING ILLINOIS DESIGN FIRM REGISTRATION NO. 184007585	
		FILE #	40323001
		SHEET	2 OF 3

LIVING WORD OMEGA MESSAGE CHURCH SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION TEN,
TOWNSHIP TWENTY NORTH, RANGE SEVEN EAST OF
THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS.

TRACT 1
EXISTING DEED- 2014R08569

PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, PROCEED NORTH 89°57'47" EAST, 668.27 FEET ALONG THE NORTH LINE OF SAID EAST ONE-HALF OF THE NORTHEAST QUARTER TO AN IRON PIN MONUMENT AT THE NORTHEAST CORNER OF AN EXISTING 7.00 ACRE TRACT OF LAND, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°57'47" EAST, 665.13 FEET TO AN IRON PIN MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 00°03'19" WEST, 785.30 FEET ALONG THE EAST LINE OF SAID SECTION 10; THENCE NORTH 89°57'46" WEST, 666.14 FEET TO THE EAST LINE OF SAID EXISTING 7.00 ACRE TRACT OF LAND; THENCE NORTH 00°07'44" EAST, 785.30 FEET ALONG SAID EAST LINE OF THE TWO EXISTING 7.00 ACRE TRACTS OF LAND TO THE TRUE POINT OF BEGINNING, IN CHAMPAIGN COUNTY, ILLINOIS.

TRACT 2
EXISTING DEED- 2014R08569

PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, PROCEED NORTH 89°57'47" EAST, 668.27 FEET ALONG THE NORTH LINE OF SAID EAST ONE-HALF OF THE NORTHEAST QUARTER TO AN IRON PIN MONUMENT AT THE NORTHEAST CORNER OF AN EXISTING 7.00 ACRE TRACT OF LAND, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°57'47" EAST, 665.13 FEET TO AN IRON PIN MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 00°03'19" WEST, 1323.32 FEET ALONG THE EAST LINE OF SAID SECTION 10 TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH 89°57'46" WEST, 256.82 FEET ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE SOUTHEAST CORNER OF AN EXISTING 9.68 ACRE TRACT OF LAND; THENCE NORTH 0°07'44" EAST, 391.36 FEET ALONG THE EAST LINE OF SAID EXISTING 9.68 ACRE TRACT OF LAND TO THE NORTHEAST CORNER OF SAID EXISTING 9.68 ACRE TRACT OF LAND; THENCE SOUTH 89°57'46" WEST, 410.00 FEET ALONG THE NORTH LINE OF SAID EXISTING 9.68 ACRE TRACT OF LAND TO AN IRON PIN MONUMENT AT THE NORTHEAST CORNER OF AN EXISTING 6.00 ACRE TRACT OF LAND (AS CONVEYED BY DOCUMENT NO. 76R12936); THENCE NORTH 00°07'44" EAST, 931.10 FEET ALONG THE EAST LINE OF AN EXISTING 7.00 ACRE TRACT OF LAND AND THE EAST LINE OF SAID EXISTING 7.00 ACRE TRACT OF LAND TO THE TRUE POINT OF BEGINNING; SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

EXCEPT THE FOLLOWING:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, PROCEED NORTH 89°57'47" EAST, 668.27 FEET ALONG THE NORTH LINE OF SAID EAST ONE-HALF OF THE NORTHEAST QUARTER TO AN IRON PIN MONUMENT AT THE NORTHEAST CORNER OF AN EXISTING 7.00 ACRE TRACT OF LAND, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°57'47" EAST, 665.13 FEET TO AN IRON PIN MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 00°03'19" WEST, 785.30 FEET ALONG THE EAST LINE OF SAID SECTION 10; THENCE NORTH 89°57'46" WEST, 666.14 FEET TO THE EAST LINE OF SAID EXISTING 7.00 ACRE TRACT OF LAND; THENCE NORTH 00°07'44" EAST, 785.30 FEET ALONG SAID EAST LINE OF THE TWO EXISTING 7.00 ACRE TRACTS OF LAND TO THE TRUE POINT OF BEGINNING, IN CHAMPAIGN COUNTY, ILLINOIS.

ALSO EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND BEING THE SOUTH 326.00 FEET OF THE EAST 100.00 FEET OF A 4.55 ACRE TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, THE BOUNDARIES OF SAID 4.55 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 2 (CONTINUED)

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; PROCEED NORTH 89 DEGREES 57 MINUTES 47 SECONDS EAST 668.27 FEET ALONG THE NORTH LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER TO AN IRON PIN MONUMENT AT THE NORTHEAST CORNER OF AN EXISTING 7.00 ACRE OF LAND, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 57 MINUTES 47 SECONDS EAST 666.14 FEET* TO AN IRON PIN MONUMENT; THENCE SOUTH 00 03 MINUTES 19 SECONDS WEST, 538.02 FEET* ALONG THE EAST LINE OF SAID SECTION 10; THENCE NORTH 89 DEGREES 57 MINUTES 40 SECONDS WEST, 256.83 FEET TO THE EAST LINE OF AN EXISTING 9.68 ACRE TRACT OF LAND; THENCE NORTH 00 DEGREES 07 MINUTES 44 SECONDS EAST, 391.36 FEET ALONG SAID EAST LINE OF THE EXISTING 9.68 ACRE TRACT OF LAND; THENCE WEST 410.00 FEET TO THE EXISTING 7.00 ACRE TRACT OF LAND AFOREMENTIONED; THENCE NORTH 145.80 FEET* TO THE TRUE POINT OF BEGINNING, IN CHAMPAIGN COUNTY, ILLINOIS.

*NOTE:
DISTANCE IS INCORRECT AND IS A SCRIVENER'S ERROR. THE TRUE DISTANCES AND MORE ACCURATE LEGAL DESCRIPTION OF THE EXCEPTION IS FOUND IN THE ORDER SANGAMON VALLEY PUBLIC WATER DISTRICT VS. DANIEL J. SCHNEIDER, WHICH DESCRIBES SAID ERROR, RECORDED AS DOCUMENT NUMBER 2014R06417 IN THE RECORDER'S OFFICE OF CHAMPAIGN COUNTY, ILLINOIS.

TRACT 3
EXISTING DEED- 2018R02307

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, PROCEED NORTH 0.06.57 EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER 391.36 FEET TO THE NORTHWEST CORNER OF THE SOUTH 6 ACRES OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89.57.46 EAST ALONG THE NORTH LINE OF SAID SOUTH 6 ACRES AND AN EASTERLY EXTENSION OF SAID NORTH LINE, 1077.83FEET; THENCE SOUTH 0.07.44 WEST 391.36 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89.57.46 WEST ALONG SAID SOUTH LINE, 1077.74 FEET TO THE POINT OF BEGINNING, ENCOMPASSING 9.68 ACRES MORE OR LESS AND EXCEPTING THEREFROM THE RIGHT-OF-WAY FOR ILLINOIS ROUTE 47 ALONG THE WEST SIDE OF SAID TRACT OF LAND.

DRAINAGE EASEMENT

A 50 FEET WIDE DRAINAGE EASEMENT WITHIN LOT 4 OF THE LIVING WORD OMEGA MESSAGE CHURCH SUBDIVISION OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, IL, BEING MORE PARTICULARLY DESCRIBED, WITH BEARINGS ON ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (2011), AS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE SOUTH 89°42'22" W ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER FOR 33.55 FEET TO THE EAST RIGHT OF WAY LINE OF IL S.B.I. ROUTE 47; THENCE ALONG A CURVE TO THE RIGHT WITH A CHORD BEARING OF SOUTH 02°18'38" WEST, A CHORD DISTANCE OF 29.21 FEET, AN ARC LENGTH OF 29.21 FEET, AND A RADIUS OF 16151.90 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 56°50'48" EAST ALONG THE CENTERLINE OF SAID 50 FEET WIDE DRAINAGE EASEMENT FOR 341.96 FEET; THENCE SOUTH 22°07'26" EAST ALONG SAID CENTERLINE FOR 462.13 FEET; THENCE SOUTH 39°48'39" EAST ALONG SAID CENTERLINE FOR 237.51 FEET TO THE SOUTH LINE OF SAID LOT 4, AND BEING THE END OF SAID CENTERLINE.

TRACT 4:
EXISTING DEED- 2014R10487

PART OF THE NORTHEAST ONE-FOURTH OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, PROCEED NORTH 89 DEGREES, 57 MINUTES, 47 SECONDS EAST, 1333.40 FEET ALONG THE NORTH LINE OF SAID EAST ONE-HALF OF THE NORTHEAST QUARTER TO AN IRON PIN MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 00 DEGREES, 03 MINUTES, 19 SECONDS WEST, 1323.32 FEET ALONG THE EAST LINE OF SAID SECTION 10 TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES, 03 MINUTES, 19 SECONDS WEST, 661.99 FEET ALONG THE EAST LINE OF SAID SECTION 10 TO AN IRON PIN MONUMENT AT THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH 89 DEGREES, 57 MINUTES, 19 SECONDS WEST, 1335.13 FEET ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10 TO THE NORTHWEST CORNER OF SAID SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, SAID CORNER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF ILLINOIS S.B.I. ROUTE 47; THENCE NORTH 00 DEGREES, 06 MINUTES, 19 SECONDS EAST, 175.00 FEET ALONG THE WEST LINE OF SAID EAST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 10 TO AN IRON PIN MONUMENT AT A CORNER ON SAID EASTERLY RIGHT-OF-WAY LINE OF ILLINOIS S.B.I. ROUTE 47; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ILLINOIS S.B.I. ROUTE 47 AROUND THE ARC OF A CURVE TO THE LEFT HAVING A LONG CHORD WITH A COURSE AND LENGTH OF NORTH 03 DEGREES, 27 MINUTES, 34 SECONDS EAST, 487.68 FEET, A CENTRAL ANGLE OF 01 DEGREES, 43 MINUTES, 07 SECONDS, A RADIUS OF 16259.40 FEET FOR AN ARC LENGTH OF 487.70 FEET TO AN IRON PIN MONUMENT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SAID SECTION 10; THENCE SOUTH 89 DEGREES, 57 MINUTES, 46 SECONDS EAST, 1306.03 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE TRUE POINT OF BEGINNING, IN CHAMPAIGN COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

I, KYLE A. SCHULTZE, BEING ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3920, DO HEREBY CERTIFY THAT UNDER MY DIRECT SUPERVISION I HAVE CAUSED A SURVEY TO BE MADE AND A PLAT TO BE DRAWN OF THE TRACTS OF LAND DESCRIBED HEREON. I FURTHER CERTIFY THAT AS A PART OF THE SURVEY I HAVE FOUND OR SET SURVEYING MONUMENTS AS SHOWN AND THAT THIS PLAT IS A TRUE REPRESENTATION THEREOF.

SIGNED AND SEALED THIS 15TH DAY OF AUGUST, 2023.

KYLE A. SCHULTZE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3920
LICENSE EXPIRES 11/30/2024



REV. DATE:		REVISION MADE:		 PRECISION ENGINEERING GROUP, INC. P.O. BOX 784 CHAMPAIGN, IL 61824-0784 PHONE: 217.260.4751 CIVIL ENGINEERING - LAND SURVEYING ILLINOIS DESIGN FIRM REGISTRATION NO. 184007585	
DATE:	08/15/2023	SCALE:	AS SHOWN		
FIELD BOOK:		DRAWN BY:	KAS		
CHECKED BY:	KAS				
FINAL PLAT					
LIVING WORD OMEGA MESSAGE CHURCH SUBDIVISION PART OF SEC. 10, T. 20 N., R. 7 E., 3RD P.M. MAHOMET, ILLINOIS				FILE # 40323001	
				SHEET 3 OF 3	

A RESOLUTION FOR THE PLAN AND ZONING COMMISSION

**CONCERNING THE FINAL PLAT FOR
LIVING WORD OMEGA MESSAGE CHURCH SUBDIVISION
VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS**

WHEREAS, the Board of Trustees of the Village of Mahomet, pursuant to the authority conferred by the Statutes of the State of Illinois, has established certain standards and procedures for review and approval of subdivisions within the Corporate Limits of the Village of Mahomet, Illinois and within one and one-half miles thereof; and,

WHEREAS, the owner of the proposed **Living Word Omega Message Church Subdivision** submitted certain documents, including a Final Plat, for review and approval by the Village of Mahomet; and,

WHEREAS, the owner submitted all required documents per Ordinance; and,

WHEREAS, the owner requested the following waivers to support the subdivision:

1. Waiver of the requirement to submit an Area General Plan.
2. Waiver of the requirement to submit a Preliminary Plat.
3. Waiver to allow deferral of the extension of water mains.
4. Waiver to allow deferral of the extension of sanitary sewer.
5. Waiver to allow deferral of the stormwater drainage improvements.
6. Waiver to allow deferral of a Stormwater Management Plan.
7. Waiver to allow deferral of the installation of sidewalks along Lombard Street (IL Route 47).
8. Waiver to allow deferral of the installation of right-of-way lighting along Lombard Street (IL Route 47).
9. Waiver to allow the use of an existing on-site wastewater disposal system for lot 2 until such time when sanitary sewer is extended to the lot.

WHEREAS, Village staff, Village Engineer and Village Attorney reviewed the Final Plat and supporting technical documents for **Living Word Omega Message Church Subdivision** and found that subject to minor modifications, the documents are satisfactory and in a form that complies with the Village of Mahomet Subdivision Ordinance requirements, and made recommendations concerning approval of said Final Plat; and,

WHEREAS, the 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 3rd day of October, 2023, by the Plan and Zoning Commission of the Village of Mahomet, that:

- A. The Plan and Zoning Commission does hereby recommend **APPROVAL / DENIAL** of the Final Plat for the **Living Word Omega Message Church Subdivision** upon completion of modifications identified by the Village staff and does hereby authorize the Chairman to sign the said Final Plat upon completion of said modifications.
- B. The Plan and Zoning Commission does hereby further recommend the following actions concerning waivers from the standards and procedures of the Subdivision Ordinance requested for the Final Plat of **Living Word Omega Message Church Subdivision**:

Resolution for Plan and Zoning Commission
MAP2023-03 Living Word Omega Message Church Subdivision

October 3, 2023

Page 2 of 2

1. **GRANT / DENY** Waiver of the requirement to submit an Area General Plan.
2. **GRANT / DENY** Waiver of the requirement to submit a Preliminary Plat.
3. **GRANT / DENY** Waiver to allow deferral of the extension of water mains.
4. **GRANT / DENY** Waiver to allow deferral of the extension of sanitary sewer.
5. **GRANT / DENY** Waiver to allow deferral of the stormwater drainage improvements.
6. **GRANT / DENY** Waiver to allow deferral of a Stormwater Management Plan.
7. **GRANT / DENY** Waiver to allow deferral of the installation of sidewalks along Lombard Street (IL Route 47).
8. **GRANT / DENY** Waiver to allow deferral of the installation of right-of-way lighting along Lombard Street (IL Route 47).
9. **GRANT / DENY** Waiver to allow the use of an existing on-site wastewater disposal system for lot 2 until such time when sanitary sewer is extended to the lot.

C. The approval of the Final Plat recommended above is further subject to the following conditions:

1. Submission of all supporting documentation in proper form
2. The approval of the Final Plat recommended above is further subject to the review and approval of the Final Plat and supporting documents as applicable by other relevant agencies and utility service providers.
3. Compliance with the Thornewood Drive reimbursement requirement of the Thornewood Development Agreement (recorded as document 2021R06798) or an alternative scenario as agreed upon by the Village, Thornewood developer and the land owner.
4. In the event that the modifications to the Final Plat are not completed, the outside agency reviews are not completed, all supporting documents are not submitted in final form, or the conditions set forth above are not met within sixty (60) days from the date of approval by the Board of Trustees, the approvals recommended herein shall be null and void.

D. It is further directed that this approval recommendation shall not be valid until such time as compliance with the Thornewood Drive reimbursement requirement has been achieved or an alternative scenario agreed upon by the parties has been reached. Accordingly, this recommendation shall be withheld and shall not be presented to the Board of Trustees. The following additional conditions apply:

1. The applicant shall have 180 days to achieve compliance.
2. If compliance is achieved the recommendation for approval above shall remain valid and the subdivision shall be forwarded to the Board of Trustees for consideration.
3. If compliance is not achieved the recommendation for approval here in shall be null and void. Under such circumstances the Plan and Zoning Commission recommends denial of the Living Word Omega Message Church Subdivision and does hereby authorize the Chairman to sign said Final Plat indicating a recommendation for denial.

Chair, Plan and Zoning Commission
Village of Mahomet