



**Plan and Zoning Commission**  
**7:00 p.m. Tuesday, January 4, 2022**  
**Village of Mahomet - Administrative Office**  
**Virtual Meeting Via Zoom or Skype for Business**

Join Zoom Meeting  
<https://us02web.zoom.us/j/82438138419?pwd=RUK5amo4LzRpZVlBZHVodlN6aE5Odz09>  
Meeting ID: 824 3813 8419  
Passcode: 61853

Dial by your location  
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Join by SIP  
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Join by Skype for Business  
<https://us02web.zoom.us/skype/82438138419>

**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 January 4, 2022. Other written comments may be submitted by emailing Abby Heckman, [aheckman@mahomet-il.gov](mailto:aheckman@mahomet-il.gov) no later than the start of the meeting on January 4, 2022 to ensure placement of such comments in the official record of the meeting.

**4. PUBLIC HEARINGS:**

CU2022-01: VISION SOUTH FIRST SUBDIVISION LOT 1102R (TABELING DEVELOPMENT CO LLC)  
A RESOLUTION CONCERNING A CONDITIONAL USE PERMIT TO ESTABLISH A MIXED USE COMMERCIAL DEVELOPMENT ON 1.99± ACRES OF LAND ZONED C-2 GENERAL COMMERCIAL LOCATED ON THE NORTH SIDE OF PATTON DRIVE, SOUTH OF OAK STREET, APPROXIMATELY 845 FEET EAST OF CHURCHILL ROAD

CU2022-02: VISION SOUTH FIRST SUBDIVISION LOT 102 (TABELING DEVELOPMENT CO LLC)  
A RESOLUTION CONCERNING A CONDITIONAL USE PERMIT TO ESTABLISH A MULTIPLE-FAMILY DEVELOPMENT AND TO ESTABLISH DWELLINGS WITH A COMMERCIAL USE ON 5.9± ACRES OF LAND ZONED R-3C MULTIPLE-FAMILY RESIDENTIAL AND C-2 GENERAL COMMERCIAL LOCATED ON THE SOUTH SIDE OF PATTON DRIVE, APPROXIMATELY 600 FEET EAST OF CHURCHILL ROAD

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

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

CU2022-01: VISION SOUTH FIRST SUBDIVISION LOT 1102R (TABELING DEVELOPMENT CO LLC)

A RESOLUTION CONCERNING A CONDITIONAL USE PERMIT TO ESTABLISH A MIXED USE COMMERCIAL DEVELOPMENT ON 1.99± ACRES OF LAND ZONED C-2 GENERAL COMMERCIAL LOCATED ON THE NORTH SIDE OF PATTON DRIVE, SOUTH OF OAK STREET, APPROXIMATELY 845 FEET EAST OF CHURCHILL ROAD

CU2022-02: VISION SOUTH FIRST SUBDIVISION LOT 102 (TABELING DEVELOPMENT CO LLC)

A RESOLUTION CONCERNING A CONDITIONAL USE PERMIT TO ESTABLISH A MULTIPLE-FAMILY DEVELOPMENT AND TO ESTABLISH DWELLINGS WITH A COMMERCIAL USE ON 5.9± ACRES OF LAND ZONED R-3C MULTIPLE-FAMILY RESIDENTIAL AND C-2 GENERAL COMMERCIAL LOCATED ON THE SOUTH SIDE OF PATTON DRIVE, APPROXIMATELY 600 FEET EAST OF CHURCHILL ROAD

VAR2022-01: VILLAGE OF MAHOMET

A RESOLUTION CONCERNING VARIANCE REQUESTS RELATING TO MINIMUM REAR YARD SETBACK, MINIMUM SIDE YARD SETBACK AND MAXIMUM FENCE HEIGHT ON 2.03± ACRES OF LAND ZONED R-1B SINGLE-FAMILY RESIDENTIAL LOCATED AT THE NORTHWEST CORNER OF DIVISION AND MAIN STREETS

VAR2022-02: JAMES HAY AND MARY CARRARA-HAY

A RESOLUTION CONCERNING VARIANCE REQUESTS RELATING TO MINIMUM PARKING LOT SETBACK AND MINIMUM SETBACK FOR AN ACCESSORY STRUCTURE ON 0.36± ACRE OF LAND ZONED C-2 GENERAL COMMERCIAL LOCATED AT 110 S LOMBARD STREET.

MAP2021-03: KIMBALL SUBDIVISION

A RESOLUTION CONCERNING A FINAL PLAT AND RELATED WAIVER REQUESTS FOR KIMBALL SUBDIVISION ON 4.7± ACRES OF LAND LOCATED NORTH SIDE OF CLARK STREET APPROXIMATELY 230 FEET WEST OF PRAIRIEVIEW ROAD

**6. PRELIMINARY DISCUSSION:**

QUENTIN MCNEW - DISCUSSION OF LAND AREA WHICH INCLUDES TIN CUP CAMPGROUND AND UNDEVELOPED FOX RUN SUBDIVISION

**7. COMMISSIONER / STAFF COMMENTS:**

NEXT PZC MEETING – FEBRUARY 1, 2022

**8. ADJOURN**