



**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**

<https://us02web.zoom.us/j/81458898721?pwd=NkhvZGN4eXJxTzRvMGNiQUpKODAwUT09>

**Meeting ID: 814 5889 8721**

**Passcode: 452596**

**Dial by your location**

**+1 312 626 6799 US (Chicago)**

**Join by SIP**

[81458898721@zoomcrc.com](mailto:81458898721@zoomcrc.com)

**Join by Skype for Business**

<https://us02web.zoom.us/skype/81458898721>

**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](mailto: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

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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**