

CASE NO. 717-AM-12

SUPPLEMENTAL MEMORANDUM

September 27, 2012

Petitioners: **Sangamon Valley Public Water District and Parkhill Enterprises, LLC**

Site Area: **2.9 acres**

Time Schedule for Development:
March 2013 – March 2014

Prepared by: **Andy Kass**
Associate Planner

John Hall
Zoning Administrator

Request: Amend the Zoning Map to change the zoning district designation from the R-4 Multiple Family Residence Zoning District to the AG-2 Agriculture Zoning District on approximately 2.9 acres of the subject property described below and subject to the proposed Special Use Permit in related Case 718-S-12 and with the variance requested in related Case 719-V-12.

Location: An approximately 3.6 acre tract located in the South Half of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 12 of Mahomet Township and commonly known as the Sangamon Valley Public Water District treatment plant at 709 North Prairieview Road, Mahomet.

Champaign
County
Department of

**PLANNING &
ZONING**

Brookens
Administrative Center
1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708

STATUS

The case was continued from the June 28, 2012, public hearing. This is the second hearing for this case.

TAX MAPS

Four tax maps from the years 2000, 2001, 2005, and 2011 are attached. The maps indicate how over time the parent tract of the proposed expansion area has changed. The following is a summary of the maps:

1. The 2000 map indicates only the 21.61 acre parent tract and the .70 acre parcel which the existing water treatment plant occupies.
2. The 2001 map shows the .80 acre unauthorized parcel, which was separated from the parent tract. In a letter (attachment B) dated January 14, 2003, Teri Legner, Village of Mahomet Administrator contacted the Sangamon Valley Public Water District regarding the unauthorized parcel in order to bring that parcel into compliance with the Village subdivision regulations. The parent tract stayed as one 20.81 acre parcel until 2004 when the 3.76 acre parcel was created and then sold (see the 2005 map).
3. The 2011 map shows that the 3.76 acre parcel was combined with an adjacent lot to create Quail Run Subdivision, which was a subdivision approved by the Village of Mahomet.

GENERAL AREA PLAN

The General Area Plan for the Woods Subdivision is attached. The area of the existing treatment plant and the proposed area for the expansion have been outlined. The map indicates that the area proposed for expansion was planned for multi-family housing and stormwater detention. In addition, the plan indicates that Middletown Drive was intended to be extended although that extension is affected only to a small extent by the proposed lot.

ATTACHMENTS

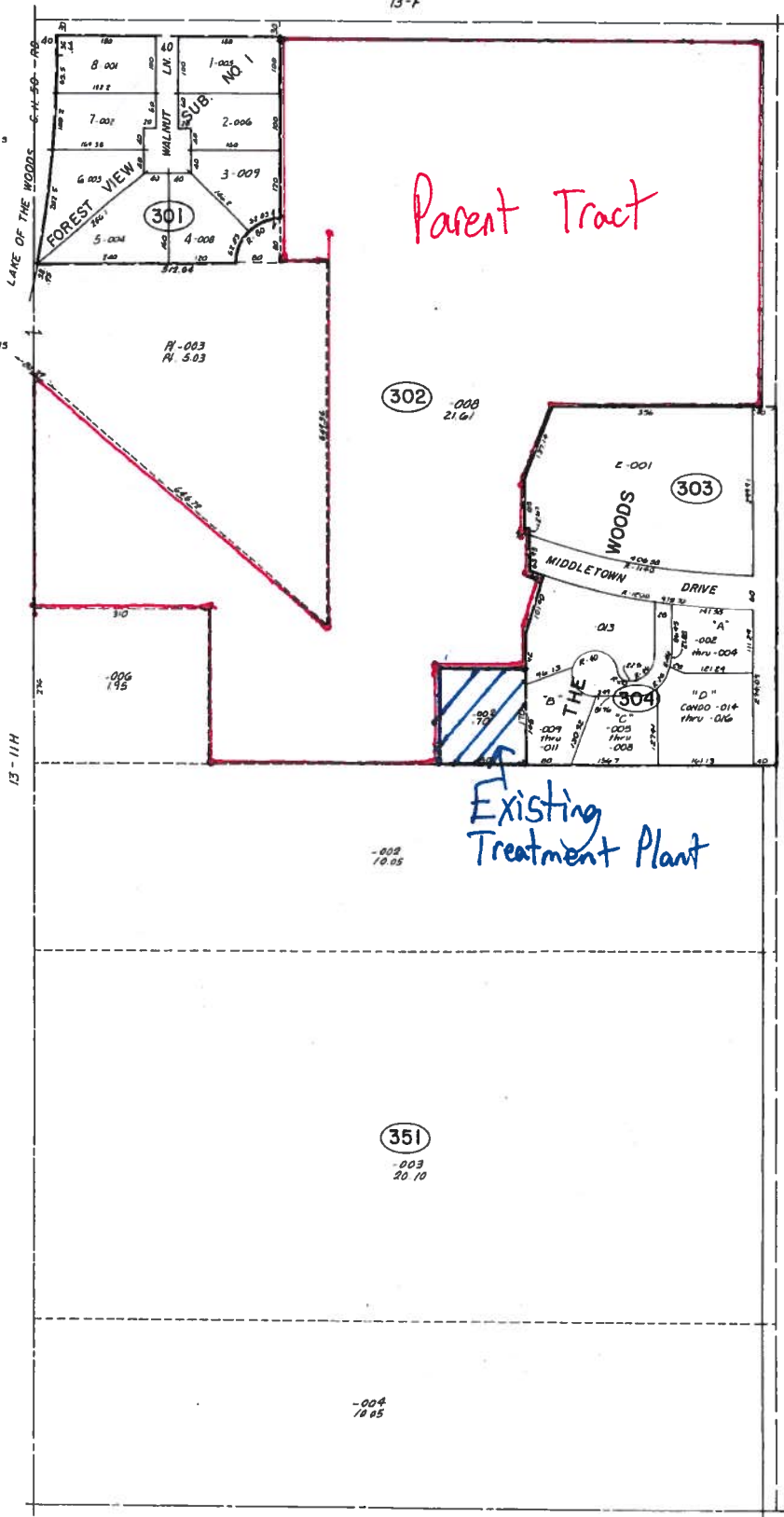
- A Tax Maps (2000, 2001, 2005, and 2011)
- B Letter dated January 14, 2003, from Teri Legner, Village of Mahomet Administrator, to Ivan Sherburn, Sangamon Valley Public Water District
- C The Woods General Area Plan

2000

REVISED JAN. 1, 1998

13-F

- "A"
THE WOODS CONDOMINIUMS
AMENDMENT #1
PERM # UNIT #
13-12-309-002 1
003 2
004 3
- "B"
THE WOODS CONDOMINIUMS
AMENDMENT #1
PERM # UNIT #
13-12-309-001 4
010 5
011 6
- "C"
THE WOODS CONDOMINIUMS
AMENDMENT #2
PERM # UNIT #
13-12-309-005 7
006 8
007 9
008 10
- "D"
THE WOODS CONDOMINIUMS
AMENDMENT #3
PERM # UNIT #
13-12-309-014 11
015 12
016 13



SCALE: 1" = 100'

13-12E

MAHOMET TWP
W. 1/2 SW. 1/4 SEC. 12 T.20N. R.7E.

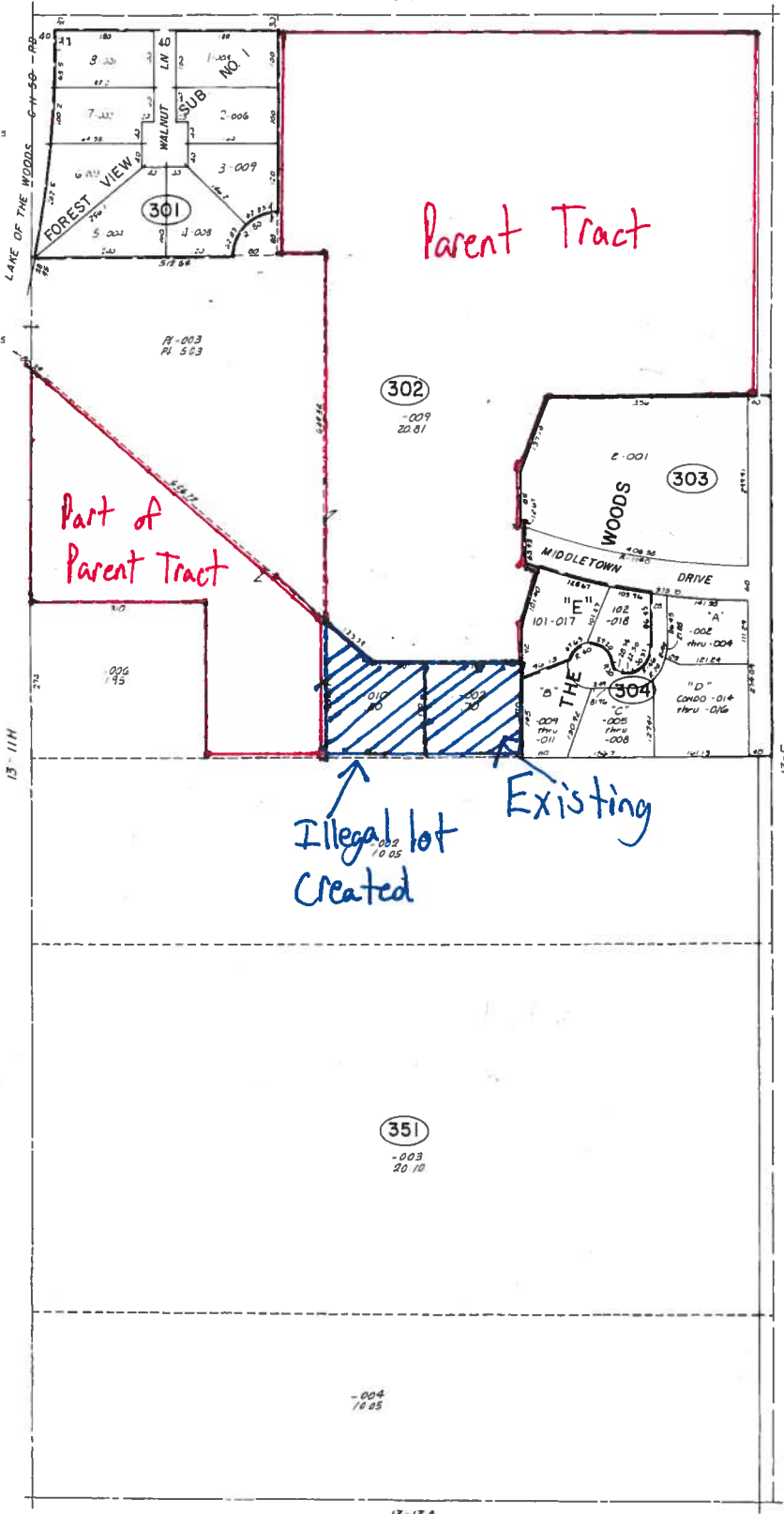
CHAMBERLAIN CO. INC.

2001

REVISED Jan 17 2001

13-F

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13-12-304 004 6
005 5
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- C
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SCALE 1" = 100'

MAHOMET TWP

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W. 1/2 SW. 1/4 SEC. 12 T. 20N. R. 7E.

QUESTION TO THE

2005

REVISED Jan 1st, 2005

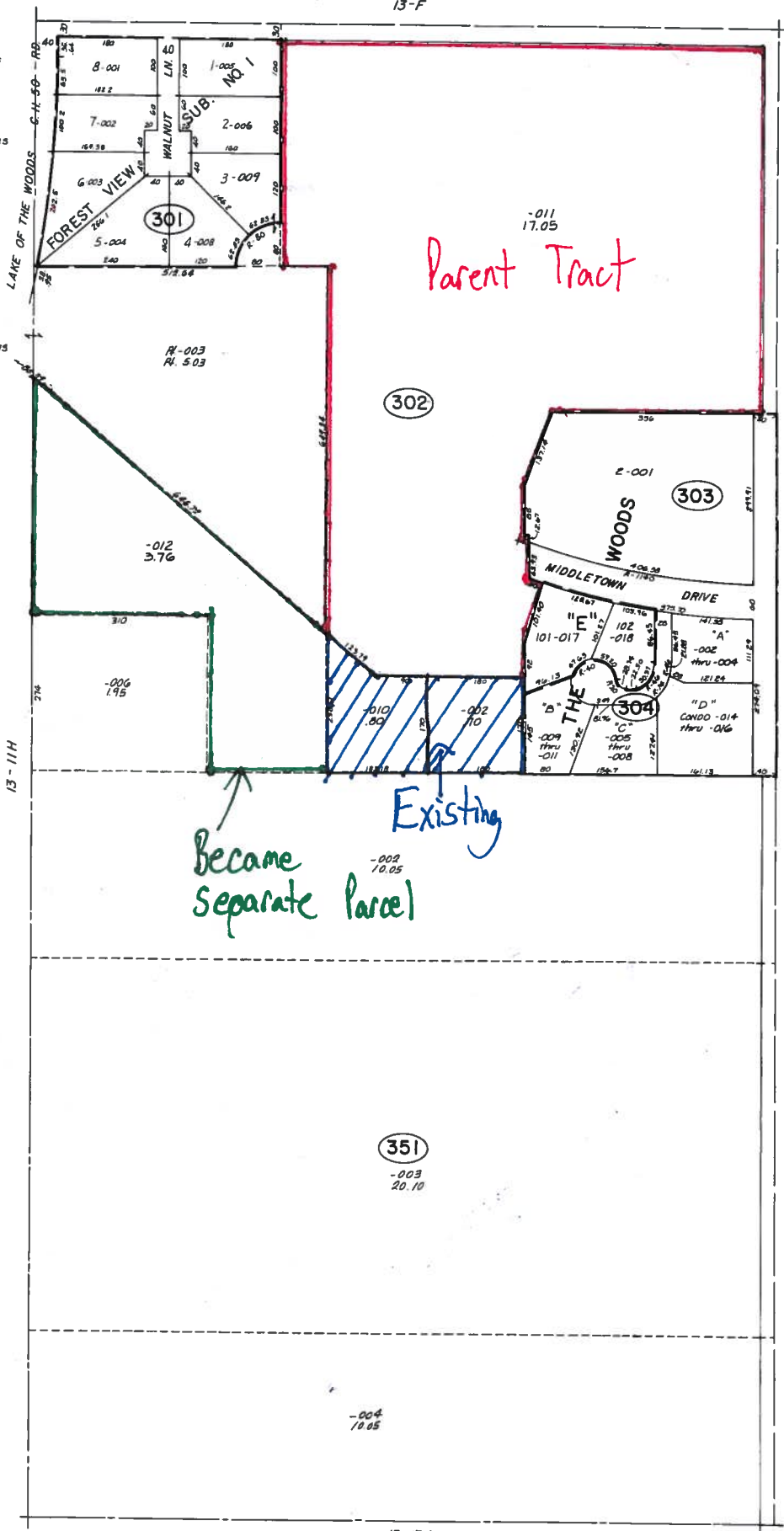
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"C"
THE WOODS CONDOMINIUMS
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13-12-304-005 7
-006 8
-007 9
-008 10

"D"
THE WOODS CONDOMINIUMS
AMENDMENT # 3
PERM # UNIT #
13-12-304-014 11
-015 12
-016 13



Parent Tract

Became Separate Parcel

Existing

SCALE: 1" = 100'

13-12E

MAHOMET TWP.

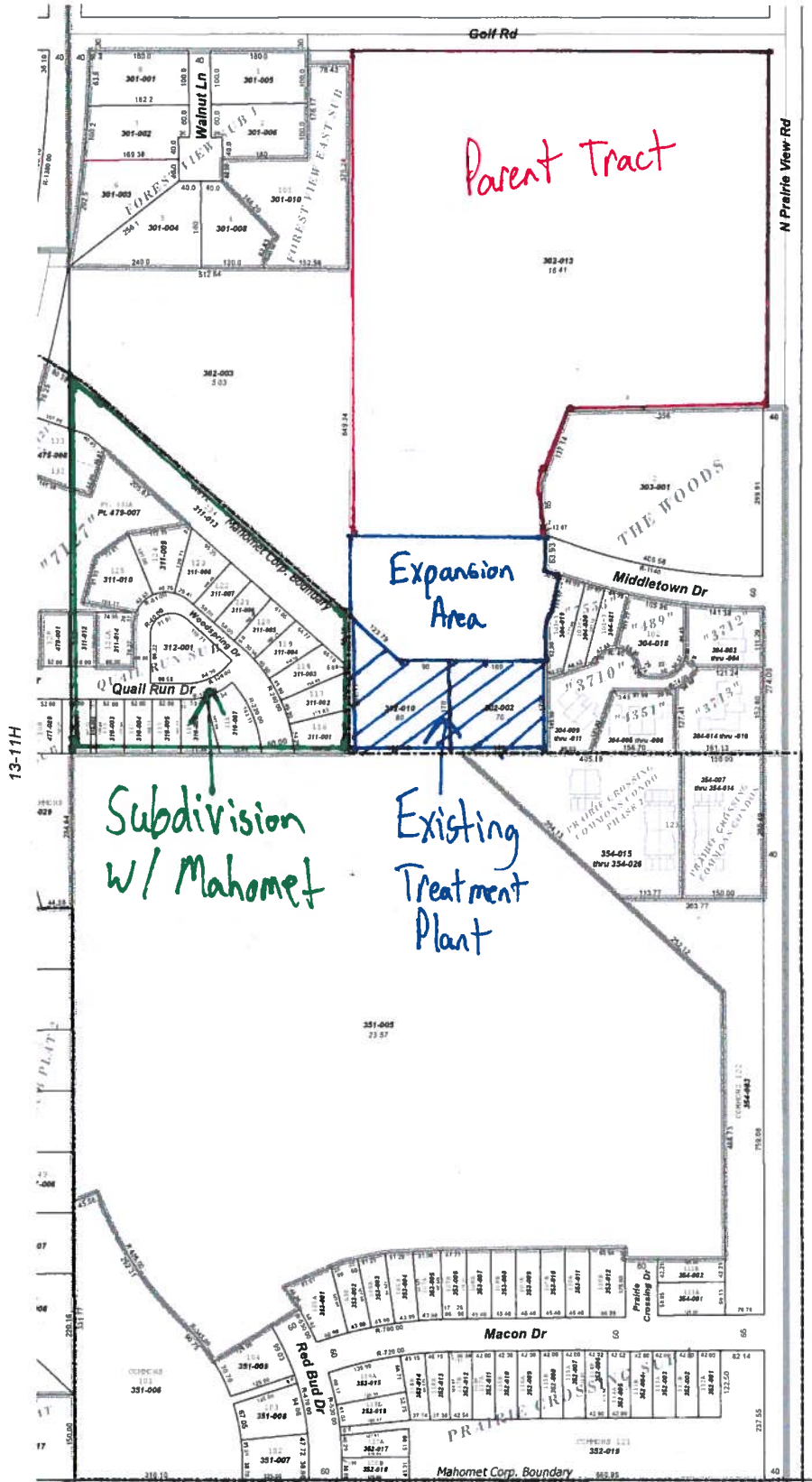
W. 1/2 SW. 1/4 SEC. 12 T. 20N. R. 7E.

CHAMBERLAIN CO. LLC

2011

Revised 2011

13-F



13-13A

SCALE: 1" = 200'

Mahomet Twp.

13-12E

W 1/2 SW 1/4 SEC. 12 T20N. R7E.

These Cadastral Tax Maps are compiled for assessment and tax information purposes from official county records. All map information shown is for the foregoing purpose and does not represent a survey of land mapping by aerial methods.

January 14, 2003

Mr. Ivan Sherburn
Sangamon Valley Public Water District
Post Office Box 285
Mahomet, Illinois 61853

**PROJECT: SANGAMON VALLEY PUBLIC WATER DISTRICT
VILLAGE OF MAHOMET, ILLINOIS**

RE: "Unauthorized" Subdivision

Dear Mr. Sherburn,

It has come to the attention of the Village of Mahomet that Sangamon Valley Public Water District (SVPWD) purchased a parcel of land adjacent to the water treatment plant site in November, 1999. This parcel was deeded to you from Trust Number 580 a/k/a 1310580 of the Chicago Title Land Trust Company on November 5, 1999. It was recorded by the Champaign County Recorder on November 23, 1999 as document 99R33579. This parcel is shown as having Permanent Tax Parcel Number 15-13-12-302-008.

The subject parcel is within the Village of Mahomet's one and one-half mile extra-territorial jurisdiction. As you know, creation of that parcel was subject to the requirements of the Village of Mahomet Subdivision Ordinance. The Village was not contacted before the land transaction occurred, and the creation of that parcel is in apparent violation of the Village Subdivision Ordinance. We also note an apparent violation of the Champaign County Zoning Ordinance.

The conveyance set forth in the deed created three (3) new and separate parcels of land. Two of those parcels do not have frontage upon or access to a public street.

Village staff first contacted you regarding these apparent Ordinance violations on September 9, 2002. Your Attorney, Ms. Wendy Bauer, was also contacted on November 6, 2002. The Village had hoped to handle this matter somewhat informally. However, we have received no response to our concerns during the past 4 months. Reluctantly we therefore are contacting you in this more formal manner.

RECEIVED

JUN 14 2012

CHAMPAIGN CO. P & Z DEPARTMENT

Sangamon Valley Public Water District
"Unauthorized" Subdivision
Village of Mahomet
January 14, 2003
Page 2

The Village of Mahomet takes these types of violations very seriously, and is concerned that this "unauthorized" subdivision was undertaken by SVPWD. The Village expects that the parties involved undertake immediate efforts, including SVPWD, to "cure" this violation. The Village would prefer for the issue to be resolved without the need to prosecute those involved for the Village and County Ordinance violations.

Village staff will contact you within the next few days to arrange a meeting to discuss this situation. At that meeting the Village will expect SVPWD to provide a plan and timetable to resolve the apparent Ordinance violations.

We appreciate your prompt attention to this matter. We look forward to working with you to resolve these Ordinance violations in an amicable manner.

Sincerely,
VILLAGE OF MAHOMET

Teri Legner, Village Administrator

cc: Jim Evans
Mayor Courson
Plan and Zoning Commission members
Board of Trustees
Berns, Clancy and Associates
SVPWD Board members
John Piland
Charles Wunder
Wendy Bauer
J:302/627/302-627.le3

RECEIVED

JUN 14 2012

CHAMPAIGN CO. P & Z DEPARTMENT



CHAMPAIGN COUNTY FOREST PRESERVE

CHAMPAIGN CO. P & Z DEPARTMENT

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JUL 13 2012

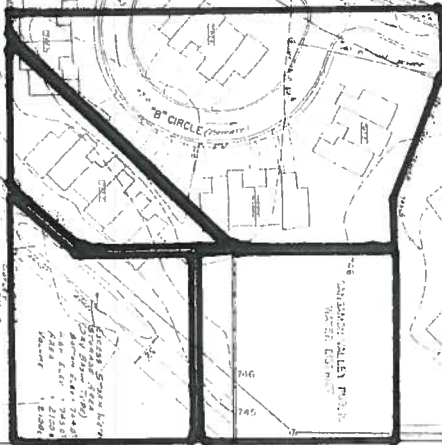
PARENT VIEW 525



SHIRT - TAIL

LEGEND

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- 100. 1/4" = 1' SCALE



THE WOODS
 AREA SITE CONSTRUCTION
 PLAN SHEET
 302-92
 RECEIVED JUN 1 1983

BAZZELL PHILLIPS AND ASSOCIATES
 planning
 engineering
 architectural
 surveying

1303 south mollis
 Champaign, Illinois
 61820
 217 236 0303

THE WOODS AREA SITE CONSTRUCTION PLAN SHEET
 SHEET 1 OF 2
 DATE: 11/11/11
 DRAWN BY: J. PHILLIPS
 CHECKED BY: J. PHILLIPS
 APPROVED BY: J. PHILLIPS

1. ALL LOTTERY REVENUE SHALL BE PROVIDED FOR THE CURRENT BILLS OF SALES OF THE STATE OF ILLINOIS.

2. ALL LOTTERY REVENUE SHALL BE PROVIDED FOR THE CURRENT BILLS OF SALES OF THE STATE OF ILLINOIS.

3. ALL LOTTERY REVENUE SHALL BE PROVIDED FOR THE CURRENT BILLS OF SALES OF THE STATE OF ILLINOIS.

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