

CASE 917-S-18

SUPPLEMENTAL MEMORANDUM #1

September 27, 2018

Petitioner: Tim Culver, d.b.a. Classic Plumbing Systems

Request: Authorize a Special Use Permit for a Contractor's Facility with outdoor storage and outdoor operations in addition to an existing single-family dwelling in the AG-2 Agriculture Zoning District

Location: A 7-acre tract in the West Half of the Northeast Quarter of the Northeast Quarter of Section 10, Township 20 North, Range 7 East of the Third Principal Meridian in Mahomet Township with an address of 2278 CR 350E, Mahomet.

Site Area: 7 acres

Time Schedule for Development: As soon as possible

Prepared by: **Susan Burgstrom**
Senior Planner

John Hall
Zoning Administrator

STATUS

Case Maps (Location, Land Use, and Zoning) were inadvertently excluded from the Preliminary Memorandum packet. They are included with this memo as Attachment A.

Mr. Culver met with P&Z Staff since the case packet was mailed on September 20th. See the "Update from Petitioner – Reasons Subject Property is Ideal" section below.

On September 25, 2018, an email was received from Meghan Hennesy, Chairman, Sangamon Valley Public Water District – see Attachment B. Attachment C is the signed Memorandum of Understanding with Mr. Culver that details when connection to sanitary sewer and water would be required.

On September 26, 2018, a letter was received from Kelly Pfeifer, Village of Mahomet Community Development Director and Village Planner. The letter lists concerns the Village has regarding the proposed Special Use Permit, and requests a minimum 30-day continuance of the hearing for this case – see Attachment D.

On September 27, 2018, a letter was received from the Elders of Living Word Omega Message Church. They voice their support for Mr. Culver's proposed facility, including support of less than compliant screening, slope in excess of 5% for the parking area, and an elevation change of 2 or more feet butting up to the edge of the church property. See Attachment E.

Based on comments from the Village of Mahomet and Mr. Culver, P&Z Staff have created a revised Annotated Aerial (Proposed) – see Attachment F. This is the Site Plan for approval in this Case. Attachment G shows the Annotated Aerial that was distributed with the Preliminary Memorandum, but elevation contours have been added to assist with comparison. Highlights of the Annotated Aerial (Proposed) include:

- Building and gravel area have been moved east approximately 142 feet to reduce disturbance to the swale
- Southwest corner of gravel area has been rounded to reduce disturbance to the swale
- South gravel area has been reduced from 35 feet to 30 feet (north-south dimension) in order to provide area for regrading the slope south of the parking area
- Proposed business driveway extended east
- Reference to sidewalk/bikepath connection along IL47
- Special Use Permit area has been extended to include the entire 7-acre property; this will not limit expansion of the residence in the future, nor will it allow expansion of the proposed facility beyond what the Site Plan shows.

New special conditions have been added regarding the bike path and recording of special conditions. See the Special Conditions section below.

UPDATE FROM PETITIONER – REASONS SUBJECT PROPERTY IS IDEAL

Petitioner Tim Culver met with John Hall and Susan Burgstrom on September 25, 2018. He said that he needs a property with a house and a business on the same lot for tax saving purposes. His current business location does not have that. He said that having a business inside the Village of Mahomet cannot have a house on the same lot. It would be zoned commercial and could not be mixed-use. He said moving into the Village is budget prohibitive, and thus needs to be outside the corporate limits. He said that he lives in Farmer City, and his business is currently located on Tin Cup Road outside Mahomet. He said he loses 50 minutes each day not being at home or at his business. He said that the subject property is also ideal because it is next to his church, and they are supportive of his plans.

He also stated that workers constructing in the nearby Thornwood Subdivision have offered to haul dirt in from their basement excavations at no charge that Mr. Culver would use for fill. He said it is a big savings in hauling costs for both himself and the subdivision workers.

PROPOSED SPECIAL CONDITIONS - AMENDED

- A. **A Change of Use Permit shall be applied for within 30 days of the approval of Case 917-S-18 by the Zoning Board of Appeals.**

The above special condition is required to ensure the following:

The establishment of the proposed use shall be properly documented as required by the Zoning Ordinance.

- B. **The Zoning Administrator shall not issue a Zoning Use Permit or a Zoning Compliance Certificate for the proposed Contractor's Facility with Outdoor Storage and Operations until the petitioner has demonstrated that the proposed Special Use complies with the Illinois Accessibility Code.**

The special condition stated above is necessary to ensure the following:

That the proposed Special Use meets applicable state requirements for accessibility.

- C. **Certification from the County Health Department that the proposed septic system on the subject property has sufficient capacity for the proposed uses is a requirement for approval of the Zoning Use Permit.**

The special condition stated above is required to ensure the following:

That the solid waste system conforms to the requirements of the Zoning Ordinance and any applicable health regulations.

- D. **The Zoning Administrator shall not authorize a Zoning Use Permit or a Zoning Compliance Certificate until the petitioner has demonstrated that any new or proposed exterior lighting on the subject property will comply with the lighting requirements of Section 6.1.2.**

The special condition stated above is required to ensure the following:

That the proposed uses are in compliance with the Zoning Ordinance.

- E. **The petitioners must plant evergreen screening along the south and west lot lines to screen the proposed facility from the neighboring church, as indicated on the approved Site Plan. As per standard Department practice, a Norway Spruce vegetative screen must be four to six feet high at the time of planting and will be planted in staggered rows and must be planted as part of the Zoning Use Permit authorizing construction of the new building.**

The above special condition is required to ensure the following:

To promote public health, safety, and general welfare that is a purpose of the Zoning Ordinance.

- F. **The Zoning Administrator shall not authorize a Zoning Compliance Certificate authorizing occupancy of the proposed buildings until the Zoning Administrator has received a certification of inspection from an Illinois Licensed Architect or other qualified inspector certifying that the new buildings comply with the following codes: (A) the 2006 or later edition of the International Building Code; (B) the 2008 or later edition of the National Electrical Code NFPA 70; and (C) the Illinois Plumbing Code.**

The special condition stated above is required to ensure the following:

New buildings shall be in conformance with Public Act 96-704.

- G. **The owner or owners of the subject property shall be responsible for installing a 5-foot wide sidewalk along the frontage of the subject property when a sidewalk reaches either the north or south subject property line and the Village of Mahomet officials request it, subject to the following conditions:**

(1) The construction of the sidewalk shall be in accordance with the Village of Mahomet Infrastructure Design Manual, and shall be completed within 6 months of the date of receipt of the request from Village of Mahomet officials by the owner.

(2) The construction of the 5-foot wide sidewalk shall be at the sole cost and expense of the owner or owners of the property adjacent to which said sidewalk is constructed.

- (3) **Should the Village of Mahomet choose to widen the 5-foot wide sidewalk to create a bikepath, the Village of Mahomet shall be responsible for the cost and expense beyond what a standard 5-foot sidewalk costs.**
- (4) **The owner or owners of the subject property reserve the right to hire the concrete contractor of their choice to build the sidewalk/bikepath to standard specifications.**
- (5) **The owner or owners of the subject property must provide an easement or dedication of right-of-way to accommodate installation of the sidewalk/bikepath prior to installation of the required infrastructure.**
- (6) **The owner or owners of the subject property reserve the right to construct the sidewalk/bikepath such that it avoids existing trees.**

The special condition stated above is required to ensure the following:

That there are no gaps in pedestrian/bicycle infrastructure planned for the Village of Mahomet.

H. Within 30 days of Final Action of Case 917-S-18, the petitioner shall file a miscellaneous document with the Champaign County Recorder of Deeds that documents the following:

- (1) **Approved special conditions for this case; and**
- (2) **The Memorandum of Understanding between the Sangamon Valley Public Water District and Petitioner Tim Culver dated September 26, 2018.**

The special condition stated above is required to ensure the following:

That potential future owners will be aware of the requirements established via the Special Use Permit approved in Case 917-S-18.

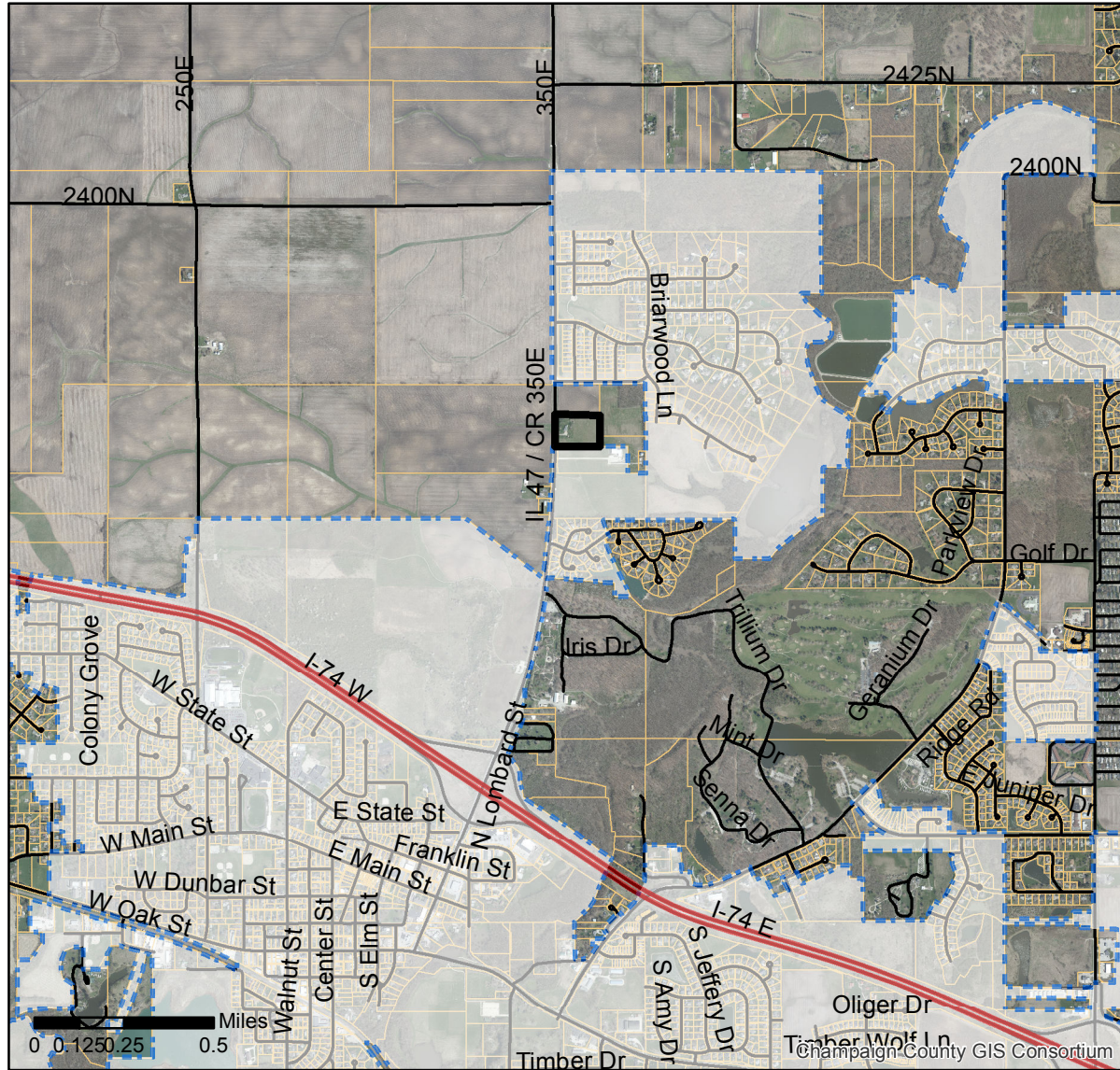
ATTACHMENTS

- A Case Maps (Location, Land Use, Zoning)
- B Email from Meghan Hennesy, Chairman, Sangamon Valley Public Water District, received September 25, 2018
- C Memorandum of Understanding between SVPWD and Mr. Culver received September 27, 2018
- D Letter from Kelly Pfeifer, Village of Mahomet Community Development Director and Village Planner, received September 26, 2018
- E Letter from the Elders of Living Word Omega Message Church, received September 27, 2018
- F Revised Annotated Aerial (Proposed) created by P&Z Staff on September 27, 2018
- G Revised Annotated Aerial from Case 917-S-18 Preliminary Memorandum dated September 20, 2018 and revised with elevation contours on September 27, 2018

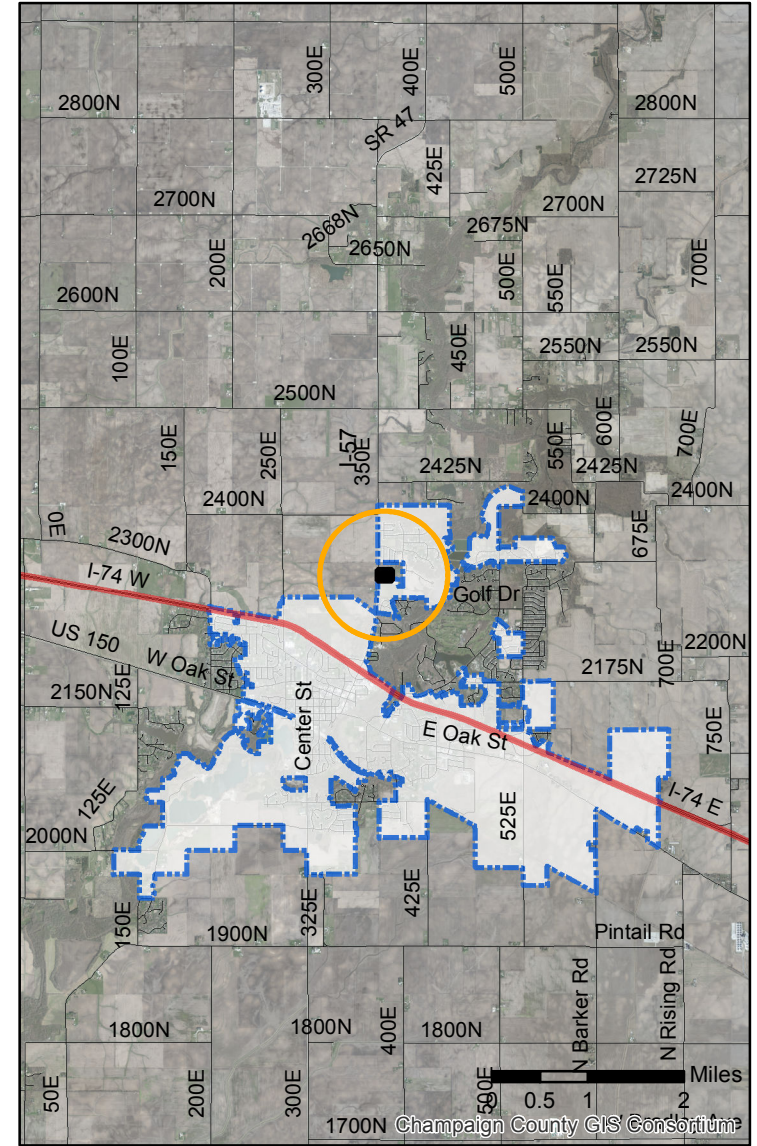
Location Map

Case 917-S-18
September 27, 2018

Subject Property



Property location in Champaign County



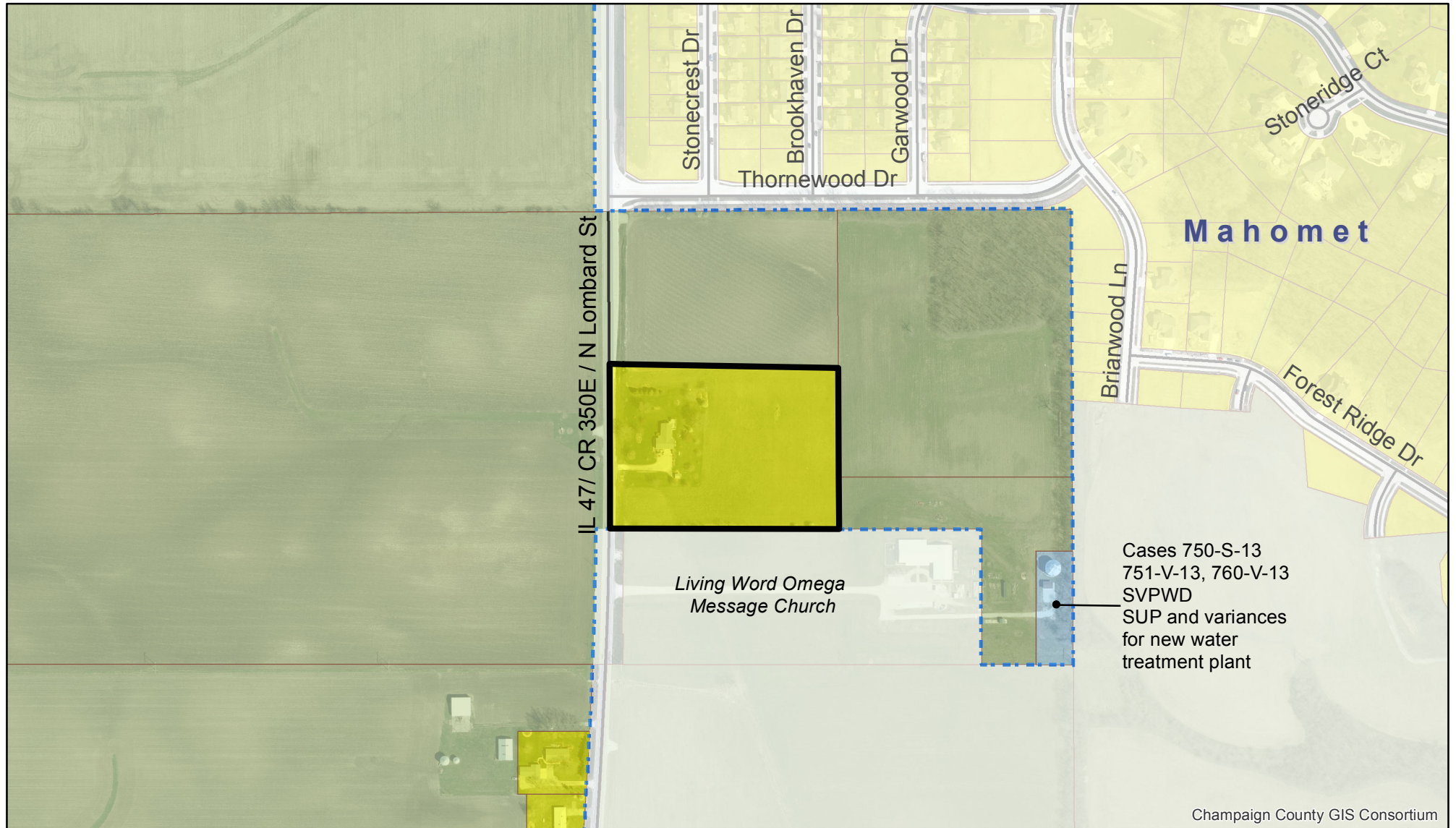
Legend

-  Subject Property
-  Municipal Boundary
-  Parcels
-  Streets



Land Use Map

Case 917-S-18
September 27, 2018



Legend

- Subject Property
- Residential
- Agriculture
- Water Utility
- Municipal Boundary
- Streets

0 100 200 400 Feet



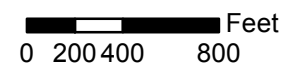
Zoning Map

Case 917-S-18
September 27, 2018



Legend

- Municipal Boundary
- AG-1 Agriculture
- CR Conservation-Recreation
- Subject Property
- AG-2 Agriculture
- R-1 Single-Family Residence
- Parcels



Susan Burgstrom

From: Meghan Hennesy <meghan.hennesy.co@gmail.com>
Sent: Tuesday, September 25, 2018 9:58 AM
To: Kelly Pfeifer; Susan Burgstrom
Subject: Re: SVPWD interests - Living Word Omega church lands and the house property off Lombard / Route 47
Attachments: image001.png

Hi Kelly,

Wanted to update you on our meeting last night with Tim Culver about his Classic Plumbing Zoning Case. Based on our meeting, SVPWD does agree that the property Tim is looking at falls within our district and service area. As such, we have determined that Tim's plan, as it stands is compliant with the current ordinances we have in place. At this time there is no requirement for Tim to hook onto to sewer or water with SVPWD. We made Tim aware of the conditions which would trigger the ordinance and necessitate his hook up; we are currently drafting a Memorandum of Understanding which we will provide to Tim on Thursday morning so he is prepared for the Thursday night County Board Meeting. At this time, SVPWD has no reason to delay his request and we are comfortable with Tim moving forward with his plans to purchase the property.

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SEP 25 2018

CHAMPAIGN CO. P & Z DEPARTMENT

Please let me know if you have any questions regarding this matter.

Thanks,
Meghan Hennesy
Chairman, SVPWD

On Mon, Sep 24, 2018 at 3:45 PM Kelly Pfeifer <kpfeifer@mahomet-il.gov> wrote:

Sounds great!! Thanks!

Sent from my iPhone

On Sep 24, 2018, at 3:42 PM, Meghan Hennesy <meghan.hennesy.co@gmail.com> wrote:

Thanks Kelly,

I will let you know what comes out of tonight's meeting. I appreciate your offer to attend, but feel it would be a better use of everyone's time to make sure we understand the scope of our impact and then we can come to the table and work together to move things forward.

I'll be in touch.

Thanks,
Meghan

On Mon, Sep 24, 2018, 2:16 PM Kelly Pfeifer <kpfeifer@mahomet-il.gov> wrote:

Hi Meghan,

Thank you for reaching out last week and leaving me a detailed message about your next steps – and you too Kerry.

Abby and I discussed the case with John Hall and Susan of the planning department on Friday. We sent a list of concerns we had with the plan and the proposed special use permit area. Some of our concerns are likely not to be under the authorities of the ZBA. They are researching which "conditions" we believe they should subject the special use to they actually could. But that opinion by the State's Attorney's office could take weeks.

After our discussion, John concurred that the Village and/or SVPWD requesting a continuance would not be inappropriate as we got the details on the plan and the special use late last week. We will be going on record with the ZBA requesting a continuance Thursday night unless something major changes prior to that. I do not expect it to.

So, I just wanted you to know that I think your Board will have a bit more time to work out details of your position and concerns, if any.

Kelly

For your information, the case memo for the County can be found at

http://www.co.champaign.il.us/CountyBoard/ZBA/2018/180927_Meeting/180927_917-S-18%20Preliminary%20Memo.pdf

From: Kelly Pfeifer

Sent: Friday, September 21, 2018 8:49 AM

To: meghan.hennesy.co@gmail.com

Cc: 'Kerry Gifford' <kgifford@svpwd.com>; Pisula, Joe <jpisula@donohue-associates.com>; Bud Parkhill <cwe1@mediacombb.net>; Abby Heckman <aheckman@mahomet-il.gov>; Patrick Brown <pbrown@mahomet-il.gov>

Subject: SVPWD interests - Living Word Omega church lands and the house property off Lombard / Route 47

Hi Meghan,

The house on Route 47 is under consideration for sale with its 7 acres. The parcel is not subdivided but was created before the Village's subdivision ordinance was in place so it is considered compliant. It is outside of the Village limits. It is in your SVPWD jurisdiction. The house has a septic system.

The owner proposes to establish a contractor facility with a new septic system. The church is supportive of his endeavor as he is a member of the church and on its Board. Tim Culver, Classic Plumbing.

This use requires a special use permit so there is a hearing on it and special conditions can be placed on the property and use. Does SVPWD have an interest in public water and sanitary service to these 7 acres now or in the future? Do you already have a concept design. As it is not required to subdivide, our usual requirements of extensions and connections are not guaranteed. We are endeavoring to secure the same for you via conditions but the ZBA of the County has that say. I think we should coordinate efforts so your current and future needs for servicing this area as it develops are taken care of.

The case memo is at the address below. I can send a PDF if needed. An image is included here to show you the location.

Could you call me at your earliest convenience to chat? 217-586-4456 x 122 or cell 217-372-1937.

We are endeavoring to supply a response by Monday end of day so it can be issued as a supplemental document to the case memo. The case is scheduled to be heard next Thursday evening the 27th at 6:30.

http://www.co.champaign.il.us/CountyBoard/ZBA/2018/180927_Meeting/180927_917-S-18%20Preliminary%20Memo.pdf

Kelly Pfeifer
Planner and Development Director

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

kpfeifer@mahomet-il.gov
217-586-4456

www.choosemahomet.com
www.mahomet-il.gov



Sangamon Valley Public Water District
709 N. Prairieview Road, P.O. Box 285, Mahomet, Illinois 61853-0285

Phone: (217) 586-2534 Fax: (217) 586-4926 www.svpwd.com

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SEP 27 2018

MEMORANDUM OF UNDERSTANDING

CHAMPAIGN CO. P & Z DEPARTMENT

This Memorandum of Understanding (MOU) is between the Sangamon Valley Public Water District ("SVPWD") of Mahomet, Illinois and Tim Culver, owner of Classic Plumbing.

PURPOSE OF THIS AGREEMENT

1. To outline the understanding that the property Tim is purchasing is within the SVPWD territories and therefore upon purchase is subject to the ordinances of SVPWD.

BACKGROUND

Tim Culver seeks to purchase a property located on a 7-acre tract in the West Half of the Northeast Quarter of the Northeast Quarter of Section 10, Township 20 North, Range 7 East of the Third Principal Meridian in Mahomet Township with an address of 2278 CR 350E, Mahomet. After purchase, Tim plans to construct a new building on that property for the purposes of relocating his existing plumbing business; currently located on Tin Cup Road.

AGREEMENT

1. Upon purchase of the property, Tim agrees to annexation into the SVPWD and the ordinances that govern the District.
 - a. This ensures that the property in question will have the necessary service area and rights-of-way outlined for future use and title must be conveyed to SVPWD to ensure the District is appropriately set to provide future water and sewer service for the property at 2278 CR 350E, Mahomet if appropriate.
2. At such time that the property listed above is no longer compliant with the ordinances adopted by SVPWD, the owner understands the following regulations for water and sanitary hook-up will be enforced:
 - a. The owner of all houses, buildings, or properties used for human occupancy, employment, recreation, or other purposes, situated within the District and abutting any street, alley, or right-of-way in

which there is now located a public water main or sanitary sewer of the District, is hereby required at his expense to connect such facilities directly with the proper public water main in accordance with the provisions of this Ordinance, within ninety (90) days after date of official notice to do so, provided that said public water main or sanitary sewer is within one hundred (100) feet (30.5 meters) of the property line.

- 3. Tim has been made aware that this property will be subject to any changes that occur to the SVPWD ordinances in the future that may affect the property and the rules governing water and sanitary hook-up.

Tim's plan, as it stands is compliant with the current ordinances SVPWD has in place; currently there is no requirement for Tim to hook onto to sewer or water with SVPWD. Tim is aware of the conditions which would trigger the ordinance and necessitate hook up to the SVPWD. At this time, SVPWD has no reason to delay his request and we are comfortable with Tim moving forward with his plans to purchase the property and construct a new building for his business.

By our signatures below, we agree to abide by the terms of this Memorandum of Understanding.

Dated this 26 day of September, 2018.

Sangamon Valley Public Water District

Meghan Hennesy
 Meghan Hennesy
 Board Chairman

Attest: April A. Rogers
 District Clerk

Classic Plumbing

Tim Culver
 Tim Culver
 Owner

Attest: Angela Bartholomew



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SEP 26 2018

CHAMPAIGN CO. P & Z DEPARTMENT

September 25, 2018

Dear Champaign County Zoning Board of Appeals,

You are considering a special use permit on property that is located at 2278 County Road 350 E Mahomet, IL. Village staff had previously meet with the petitioner multiple times to discuss options for achieving his goal of living and running his plumbing business from the same site. No definite plans were presented to Village staff prior to receipt of information filed as part of this Special Use Permit application.

This property is not only in our ETJ but also contiguous to the Village limits and surrounded by land that has been actively studied by engineering firms for subdivision and residential development. It is in the municipal water and sanitary sewer service master plan for Sangamon Valley Public Water District (SVPWD). SVPWD's recent upgrades were designed to have capacity to serve the development of the subject parcel of land as residential. SVPWD's plan is consistent with our Comprehensive Plan which identifies the entirety of the undeveloped land around the subject property as residential.

Normally, when large agricultural parcels in areas adjacent to Village limits are redeveloped, they subdivide. The subdivision process is the vehicle by which the Village assures future efficient service extensions with dedication of easements, provisions for future utility extension participation, and sidewalk and roadway improvements. The subject property is considered a valid parcel as it was created prior to subdivision ordinance adoption.

We acknowledge that there is an existing home on the property and the special use permit is to enable the land / homeowner to construct an outbuilding for the purposes of a home-based business. The property is not in the Village limits, and therefore County zoning applies. The construction of the outbuilding as proposed may be permitted by right and if so, the Village acknowledges the parcel as a compliant parcel and therefore not subject to Village subdivision requirements. However, the use of the proposed accessory building and other site changes require a special use permit.

In the Village, there are only two ways there can be a residential use and a commercial use on the same property.

1. Home Occupation. A home occupation must be primarily contained within the primary residential structure and cannot have more than two (2) employees.
2. Commercial Zoning Districts. A plumbing business and a residential use on the same property requires Conditional Use Permit approval.

With Conditional Use Permit approval, "conditions" would be placed on the property to assure compatibility with the surrounding neighborhood, address inadequate infrastructure by requiring certain public improvements adjacent to the site, and secure site development issues (such as building size, parking spaces, site lighting and signage) taking into consideration unique site and neighborhood conditions.

The residence and the proposed business building is only permitted on one property by a Conditional Use Permit. The uses could exist adjacent to each other if they were platted on separate parcels but it is our understanding that the petitioner does not want to subdivide to avoid annexation and other subdivision requirements (future extension and connection of water and sanitary sewer, construction of and dedication of easements / right-of-way for a bikepath along the Lombard St frontage, and stormwater management ordinance compliance).

With this in mind, if this parcel were in the Village, Village Staff would be recommending conditions as part of the Conditional Use Permit process. Considering the location of the site and the proximity to Village limits, we would appreciate consideration of Village staff recommendations from the Champaign County Board of Appeals.

Village staff recommend the following conditions be placed on the requested Special Use Permit:

- **Parking and Drive surface.** All open parking and drive areas shall be surfaced with a durable, dust - proof surface consisting of concrete, bituminous concrete or compacted gravel or crushed stone properly sealed and surface treated.
- **Burning.** No burning shall be allowed on any part of the property containing the Special Use Permit, with the exception of recreational burning as allowed by the Village of Mahomet.
- **Record conditions.** All conditions applicable to the subject Special Use Permit must be recorded at the Champaign County Recorder's Office as covenants that run with the land. The document to be recorded must be reviewed and approved by the Village of Mahomet prior to recording.
- **Expansion.** No expansion of the existing home or the proposed home occupation and associated building and gravel area shall be allowed without an approved amendment to the Special Use Permit.
- **Annexation.** The subject property is contiguous to the Village of Mahomet. When land adjacent to the subject property to the north or east annexes to the Village of Mahomet, and upon written request from the Village, the then owner or owners of the real estate shall provide, within 30 days of receipt of written request to do so, execute and deliver an Annexation Petition to the Village, and said Village shall grant the premises a zoning classification that is compatible to the actual use then being made of said premises at the time of annexation.
- **Sidewalk / Bikepath.** The owner or owners of the subject property shall be responsible for installing, at his or her own expense, sidewalk / bikepath along the frontage of his or her property when requested to do so by Village of Mahomet officials. The construction of the sidewalk / bikepath shall be in accordance with the Village of Mahomet Infrastructure Design Manual, and shall be completed within 6 months of the date of receipt by the owner of the request from said governmental officials. The construction of the sidewalk / bikepath shall be at the sole cost and expense of the owner or owners of the property adjacent to which said sidewalk / bikepath is constructed. The owner or owners of the subject property must provide an easement or dedication of right-of-way to

accommodate installation of the sidewalk / bikepath prior to installation of the required infrastructure. (this is our standard language in required subdivision documents).

- Parking spaces. No parking shall be allowed in the established front yard setback, which is defined as the front façade of the existing home. No part of the parking area shall be closer to IL 47 than the existing home structure.
- Screening. Business / employee parking and other gravel area shall be screened to the east, west and the south by a 6 foot opaque privacy fence. Landscaping screening shall also be required per requirements in the Champaign County Zoning Ordinance.
- Residential Occupant. Business owner/operator must live in residence on site and no additional living quarters can be within the contractor facility building.
- Driveway. Must use current permitted residential driveway access. No other access onto IL47 shall be allowed.
- Outside storage. No outside storage of business related materials, supplies and equipment shall be allowed other than vehicles as permitted by the Special Use Permit.
- Lighting. Any outdoor lighting installed on the subject property shall have fixtures that are full cut-off or fully shielded and minimize up-lighting, skyglow, and glare. Illumination beyond the subject property line shall not be allowed. No light fixture shall be installed at a height taller than ten (10) feet. All other existing outdoor lighting on the property must meet these lighting requirements or be removed.
- Signage. Any home occupation sign must be wall mounted on the building used for the home occupation. Any home occupation sign shall not exceed one per the subject property and 24 square feet in sign area. No freestanding sign shall be allowed.
- Stormwater Management. The land area subject to the Special Use Permit shall be compliant with the Village of Mahomet Stormwater Management Ordinance. A stormwater management plan and applicable review fee must be submitted and approved by the Village of Mahomet prior to the issuance of any building / zoning permit for the subject Special Use Permit.

County planning staff has stated that many of the above concerns will be addressed as part of the County staff recommended special conditions or are already addressed in Zoning Ordinance requirements. There are a few outstanding items that need review by County and Village attorneys. Because of the short time frame, we respectfully request a continuance of at least 30 days to allow time for attorney review.

Thank you for your consideration of these issues.

Sincerely,



Kelly Pfeifer, Community Development Director and Village Planner

LIVING WORD OMEGA MESSAGE CHURCH

1202 N. LOMBARD ST.
P.O. BOX 409
MAHOMET, ILLINOIS 61853

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SEP 27 2018

September 27, 2018

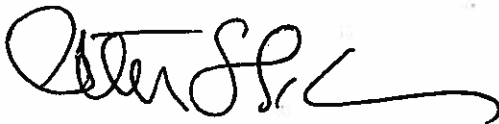
CHAMPAIGN CO. P & Z DEPARTMENT

To Whom It May Concern:

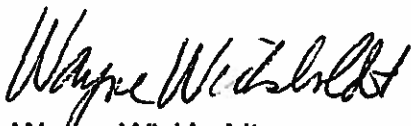
Re. Purchase of 7-Acre Plot in Mahomet by Tim Culver

The Eldership of Living Word Omega Message Church would like to express their full support of Tim Culver regarding the purchase of a 7-acre plot directly north and adjacent to the property owned by this Church. We have been in communication with Mr. Culver and we are fully informed about his plans to build a building with a parking area. This Church has no objection to a non-compliant screen in the gravel area of the parking for the purposed Classic Plumbing Systems shop, with the understanding that space is limited. The Eldership also does not object to the grade of slope in excess of 5% for the parking area nor do we object if there is an elevation change of 2 or more feet butting up to the edge of our property. We have confidence in the discretion of Tim Culver and Classic Plumbing systems in these matters for the Special use Zoning permit.

Regards,



Peter Schneider
Elder
President

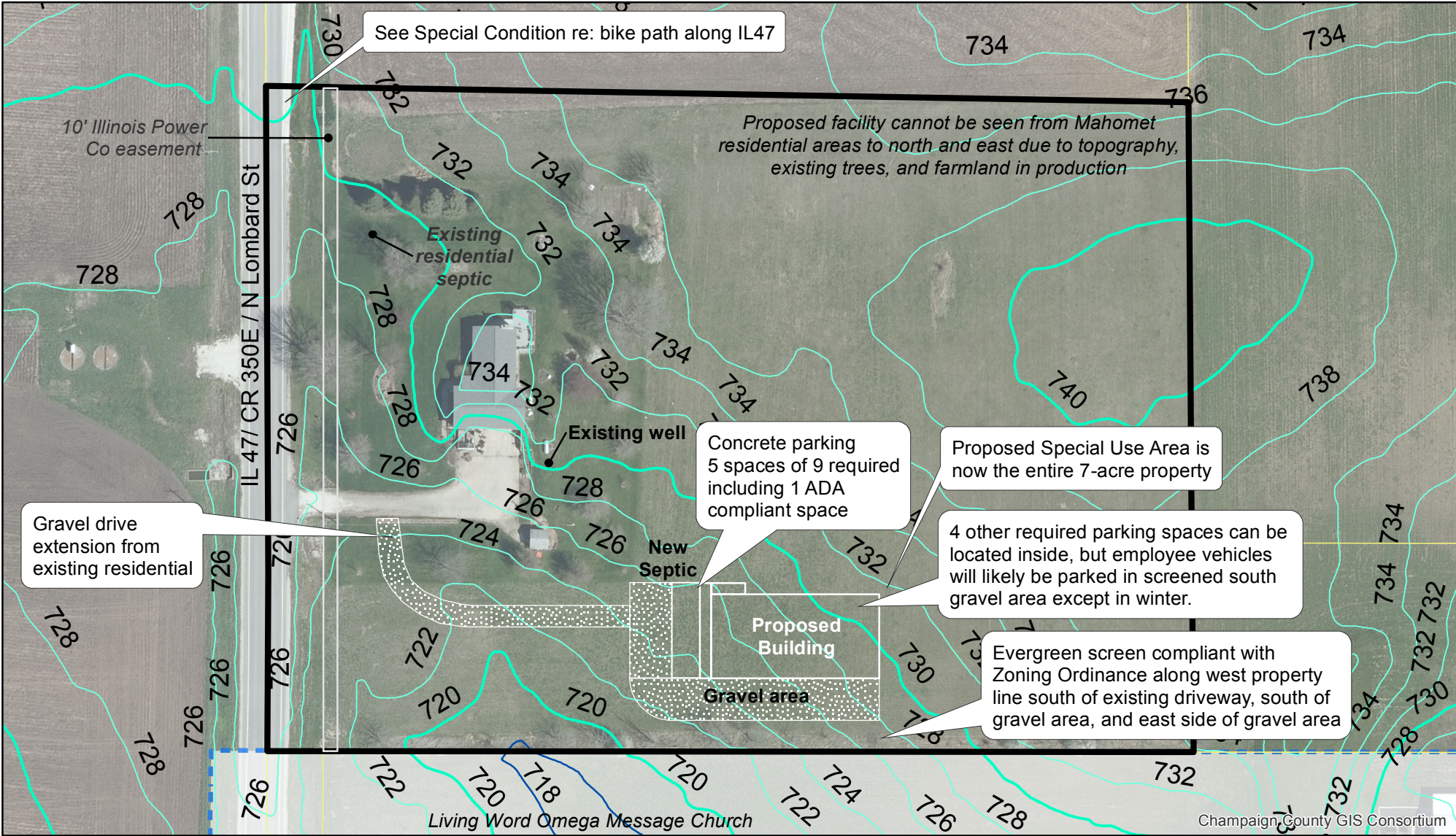


Wayne Wickboldt
Elder
Secretary-Treasurer






Annotated Aerial (Proposed)

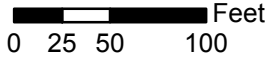
Case 917-S-18
September 27, 2018

REVISED 09/27/18



Legend

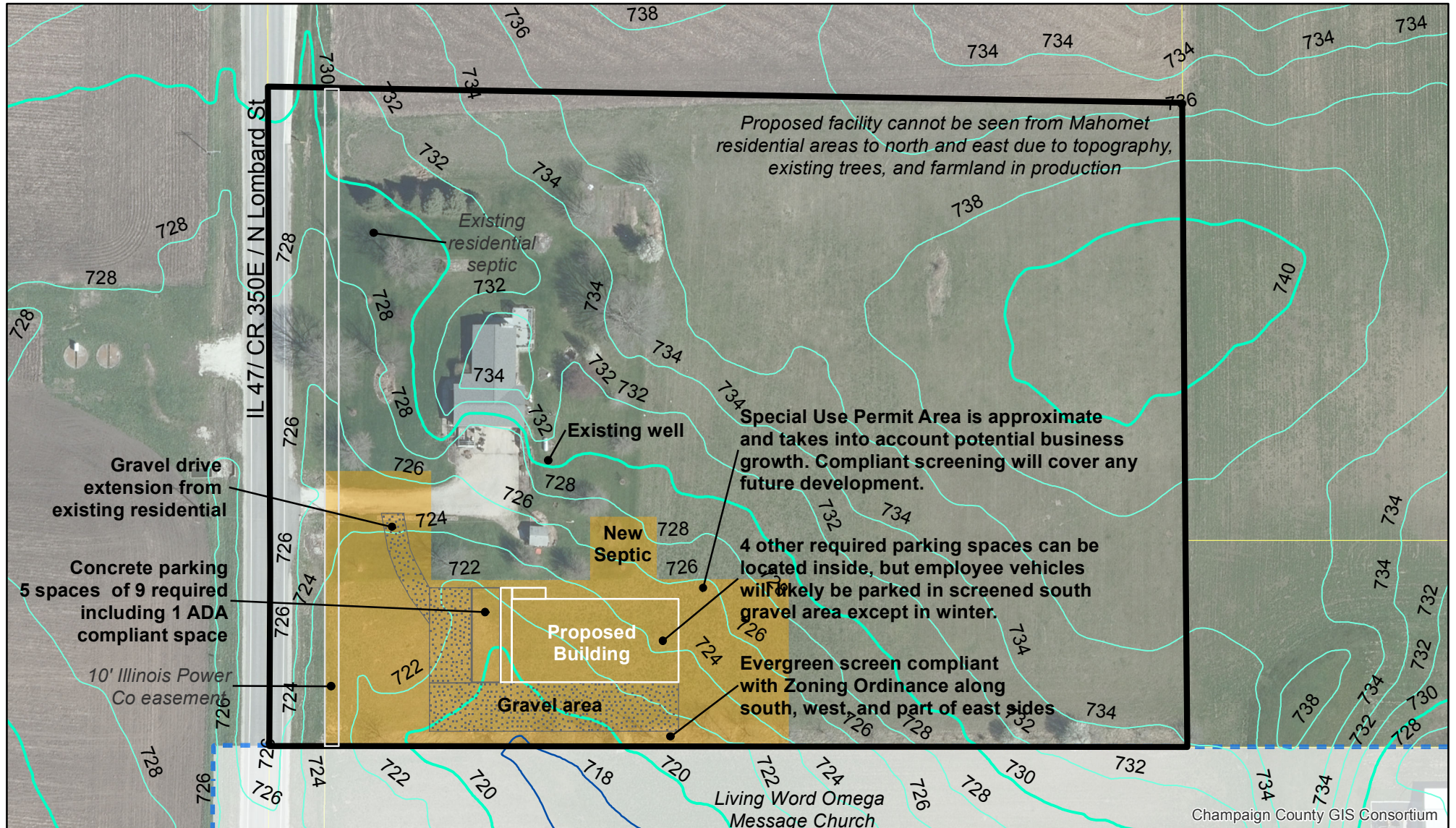
-  Subject Property
-  Mahomet municipal boundary
-  Depression Contour
-  Index Contour
-  Intermediate Contour









Annotated Aerial - 2008 Contours added

Case 917-S-18
September 27, 2018

CREATED 09/20/18, CONTOURS ADDED 09/27/18



Legend

-  Subject Property
-  Special Use Permit area
-  Mahomet municipal boundary
-  Depression Contour
-  Index Contour
-  Intermediate Contour

