

CASE 129-AM-24

SUPPLEMENTAL MEMORANDUM #3

July 3, 2024

Petitioner: Troy Parkhill

Request: Amend the Zoning Map to change the zoning district designation from the R-1 Single Family Residence Zoning District to the B-4 General Business Zoning District.

Location: A 1.81-acre tract in the Northeast Quarter of the Southeast Quarter of Section 15, Township 20 North Range 7 East of the Third Principal Meridian in Mahomet Township with an address of 503 South Lake of the Woods Rd, Mahomet.

Site Area: 1.81 acres

Time Schedule for Development: As soon as possible

Prepared by: **Charlie Campo**, Zoning Officer
John Hall, Zoning Administrator

BACKGROUND

A public hearing for this case was held on February 29, 2024. The Board requested that the petitioner contact the Village of Mahomet regarding the location of any entrance on McDougal Rd. and the petitioner has met with Village of Mahomet staff. The Board also requested a revised site plan showing the location of all buildings to remain, driveway entrances, paved or gravel driveways or parking areas, parking space locations, material storage areas, and the septic tank and leach field. An inspection and report regarding the functionality of the septic system was also requested.

On April 17th the petitioner submitted a revised site plan, showing the location of a paved parking area and the removal of the existing detached garage. Interior floor plans for the building were also submitted. The department requested some revisions to the site plan to better identify the location of the driveway and parking/storage areas, the septic system, and the proposed buffer on the north and east sides of the property.

At the April 25, 2024, meeting the case was continued to allow more time for the petitioner to provide the requested information and revisions to the site plan.

On May 20, 2024, the petitioner requested more time to work with their engineer/architect on the requested site plan revisions, and to request a report from the contractor that inspected the septic system.

At the May 30, 2024, meeting the case was continued to allow more time for the petitioner to provide the requested information and revisions to the site plan.

STATUS

At the May 30, 2024, meeting the Board was provided copies of a letter from Rebecca Kesler, who is the adjacent neighbor to the north. The letter indicted her protest to the proposed map amendment and requested a six-foot privacy fence be installed on the petitioner's property in addition to the proposed 30-foot vegetative screen that was proposed by staff as a Special Condition to the map amendment.

On July 1, 2024, the petitioner met with Staff to provide an update on their project. The petitioner has an engineer working on a revised site plan and has hired an architect to provide plans for the improvements to the existing home on the property. The petitioner anticipates that the site plan will be completed prior to the July 11, 2024, meeting date.

The petitioner provided a septic system evaluation from a septic system contractor as requested by the Board. The evaluation stated that the septic system appeared to be functional but was undersized and its effectiveness could vary with water usage. The evaluation report is attached.

The Village of Mahomet filed a resolution of protest to the map amendment on February 28, 2024. The petitioner is working with the Village of Mahomet to provide a utility easement along the east side of the property adjacent to S. Lake of the Woods Rd. In addition, the Village is working with the petitioner to determine the best location for an entrance to the site along McDougal Rd. The conditions of the easement and the location of the entrance from McDougal Rd. have not been finalized with the Village.

This case may not be ready for final action until the Board has reviewed the revised site plan.

ATTACHMENTS

- A Letter from Rebecca Kesler Received 5/28/24
- B Evaluation Report for a Private Sewage Disposal System Received 7/1/24

CASE 129-AM-24

May 23, 2024

Protest to zoning change Parkhill property

Response to March zoning board meeting for change of zoning from residential to commercial property owned by Parkhill.

I am protesting the change in zoning from residential R1 to commercial R2. My home shares a property border on the south and west sides of my property with the Parkhill property.

Concerns: La salle factor: The extent to which property values are diminished by the particular zoning changes.

Since Oct. 1973 the property has been zoned R1 residential

There has been no evidence submitted regarding the effects this change could have on the adjacent property values.

Possible future developments on the Parkhill property could also have an effect on adjacent properties.

The proposed special conditions will help to minimize the impact if the change in zoning and discussed business use of the Parkhill property if zoning change occurs.

Proposed special conditions requested by the adjacent property owners to screen the effects of zoning change on their property related to noise, dust, equipment and other businesses that may be developed.

Special conditions:

RECEIVED
MAY 28, 2024
CHAMPAIGN COUNTY
PLANNING & ZONING

30 feet wide legal recorded landscaping and buffer along Kesler's south and west property line with Parkhill's north and east property line, including a 6 ft. tall privacy fence along south boarder of the easement along Parkhill property line and installed by the property owner

Rebecca Kesler

407 S Lake of the woods rd

Mahomet, Illinois 61854

217-778-0442

r

EVALUATION REPORT FOR A CHAMPAIGN COUNTY PRIVATE SEWAGE DISPOSAL SYSTEM

For Office Use Only
Log #:
Date Received:

RECEIVED

JUL 01 2024

CHAMPAIGN CO. P & Z DEPARTMENT

1. Current Owner Information:

Name: Troy S. Parkhill Trust
Address: 204 N. Eastwood
Mahomet, IL. 61853
Phone #: Day: 217 766 8640 Home:

2. Requestor Information:

Name: Abraham Martinez
Address: 19745 US Hwy 150
Bloomington, IL. 61705
Phone#: Day: 217 766 8640 Home:

3. Property Information:

Parcel Number (Tax ID): 15-13-15-426-005 Date Evaluation Performed: 3-23-24
Address of property evaluated: 503 S. Lake of the Woods Rd. Sub. & Lot: NA
Permit available from Health Dept.: Yes No X Permit Number:

4. Interview Information:

Person interviewed: Parkhill Original owner: Yes No X
Age of home (years): 60+ Intended for seasonal use: Yes No X
Date last occupied: ? Number of occupants: Vacant
Has tank ever been pumped: Yes X No If yes, how often: ?

5. Interior Evaluation:

Number of bedrooms: 3 Garbage disposal: Yes No ?
Toilet tanks and other fixtures have evidence of leakage or overflow: Yes No X
Water softener discharges to: ? Clothes washer discharges to: ?
Dishwasher discharges to: ? Hot tub discharges to: NA
Basement plumbing fixtures: Discharge locations:
a. ? a.
b. b.
c. c.
d. d.
Basement floor drains discharge to: ? Garage floor drains discharge to: NA
Sump pit/pump discharges to: ? Downspouts discharge to: Surface

6. Exterior Evaluation Points:

A. SEPTIC TANK(s) -- This Section N/A

All tanks must not be pumped before the inspection, but should be pumped after the inspection, if needed.

Tank One: N/A <input type="checkbox"/>	Yes	No	Tank Two: N/A <input checked="" type="checkbox"/>	Yes	No
Depth of soil to top of tank: <u>12</u> inches			Depth of soil to top of tank: _____ inches		
Tank has access within 12" of ground surface: <input checked="" type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tank has access within 12" of ground surface: <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Size: <u>500</u> gallons Type: <u>Concrete</u>			Size: _____ gallons Type: _____		
Meets current code: <input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Meets current code: <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tank lids in good condition: <input checked="" type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tank lids in good condition: <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inlet baffle in good condition: <input checked="" type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Inlet baffle in good condition: <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Evidence of solids on inlet baffle: <input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Evidence of solids on inlet baffle: <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outlet baffle in good condition: <input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outlet baffle in good condition: <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Evidence of solids on outlet baffle: <input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Evidence of solids on outlet baffle: <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water standing in outlet: <input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water standing in outlet: <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water level below outlet: <input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water level below outlet: <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tank needs to be pumped: <input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tank needs to be pumped: <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outlet device/filter on tank: <input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outlet device/filter on tank: <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Type: _____			Type: _____		
Back flow into tank from system after pumping: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>			Back flow into tank from system after pumping: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>		

B. SEEPAGE FIELD -- This Section N/A

Depth to top of field: 8 inches to 15 inches

Square feet of field: 400 square feet

- | | Yes | No |
|---|--------------------------|-------------------------------------|
| Meets current code sizing requirements: | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Seepage standing on ground surface: | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Lush vegetation or saturated soil on or near seepage field area: | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Evidence that water has ponded over seepage field or the soil is saturated: | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Solids or "carry over" material present in the rock or bedding material: | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Depth of water in trench: <u>0</u> inches | | |

C. SERIAL DISTRIBUTION/STEP-DOWN -- This Section N/A

	Yes	No
Are the serial distribution relief or "step-down" pipes in compliance with Section 905.60 (d) of the code?	<input type="checkbox"/>	<input type="checkbox"/>

D. SEEPAGE BED -- This Section N/A

Depth to top of bed: _____ inches to _____ inches

Square feet of bed: _____ square feet

- | | Yes | No |
|--|--------------------------|--------------------------|
| Meets current code sizing requirements: | <input type="checkbox"/> | <input type="checkbox"/> |
| Seepage standing on ground surface: | <input type="checkbox"/> | <input type="checkbox"/> |
| Lush vegetation or saturated soil on or near seepage bed area: | <input type="checkbox"/> | <input type="checkbox"/> |
| Evidence water has ponded over seepage bed or is soil saturated: | <input type="checkbox"/> | <input type="checkbox"/> |
| Solids or "carry over" material present in the rock or bedding material: | <input type="checkbox"/> | <input type="checkbox"/> |
| Depth of water in the bed: _____ inches | | |

E. SAND FILTER -- This Section N/A

Minimum soil cover depth to top of sand filter: _____ inches

Square feet of sand filter: _____ square feet

	Yes	No
Is water standing in the distribution pipes or in the rock that surrounds the pipe:	<input type="checkbox"/>	<input type="checkbox"/>
Meets current code sizing requirements:	<input type="checkbox"/>	<input type="checkbox"/>
Seepage standing on ground surface over filter:	<input type="checkbox"/>	<input type="checkbox"/>
Lush vegetation on or near sand filter:	<input type="checkbox"/>	<input type="checkbox"/>
Evidence if water has ponded over sand filter:	<input type="checkbox"/>	<input type="checkbox"/>
Sand filter vented as required:	<input type="checkbox"/>	<input type="checkbox"/>
Vent in good repair:	<input type="checkbox"/>	<input type="checkbox"/>
Chlorinator with screw on cap present:	<input type="checkbox"/>	<input type="checkbox"/>
Chlorinator tube with corrosion resistant handle present:	<input type="checkbox"/>	<input type="checkbox"/>
Evidence of chlorination:	<input type="checkbox"/>	<input type="checkbox"/>
Evidence of restricted flow in chlorinator:	<input type="checkbox"/>	<input type="checkbox"/>
Sample port with screw on cap present:	<input type="checkbox"/>	<input type="checkbox"/>
Where does the contact tank discharge to: <i>(Be specific, examples would be: farm tile, ground surface on or off property, IDPH common collector, IEPA common collector, etc.)</i>	_____	

F. PUMP OR LIFT STATION -- This Section N/A

	Yes	No
Pump chamber an approved design:	<input type="checkbox"/>	<input type="checkbox"/>
Chamber volume 1.5 times the daily flow:	<input type="checkbox"/>	<input type="checkbox"/>
Is there a dual pump:	<input type="checkbox"/>	<input type="checkbox"/>
Alarm present:	<input type="checkbox"/>	<input type="checkbox"/>
Alarm location: _____		
Alarm properly working with audio and visual functions:	<input type="checkbox"/>	<input type="checkbox"/>

G. AEROBIC UNIT -- This Section N/A

Manufacturer: _____ Model number: _____

Size of unit: _____ gallons

	Yes	No
Pump running at time of inspection:	<input type="checkbox"/>	<input type="checkbox"/>
Current maintenance contract in place:	<input type="checkbox"/>	<input type="checkbox"/>
Who is maintenance contract with: _____		
Alarm present:	<input type="checkbox"/>	<input type="checkbox"/>
Alarm location: _____		
Alarm properly working with audio and visual functions:	<input type="checkbox"/>	<input type="checkbox"/>
Unit discharges to: Seepage field <input type="checkbox"/> Seepage bed <input type="checkbox"/> Sand filter <input type="checkbox"/> Other: _____		
If other, what method of chlorination is used: _____		
Chlorinator with screw on cap present:	<input type="checkbox"/>	<input type="checkbox"/>
Chlorinator tube with corrosion resistant handle present:	<input type="checkbox"/>	<input type="checkbox"/>
Evidence of chlorination:	<input type="checkbox"/>	<input type="checkbox"/>
Where does the contact tank discharge to: <i>(Be specific, examples would be: farm tile, ground surface on or off property, IDPH common collector, IEPA common collector, etc.)</i>	_____	

Include all distances as described below.
NOTE: Be sure to attach drawing to this report.

The following distances must be verified to ensure all the information is correct and available in the future.		
*Well or cistern to: N/A <input type="checkbox"/>	*Geothermal unit to: N/A <input type="checkbox"/>	*Building to:
Septic tank: _____ feet Seepage system: _____ feet Sand filter: _____ feet Effluent tile: _____ feet Effluent discharge: _____ feet Geothermal unit: _____ feet Aerobic unit: _____ feet	Septic tank: _____ feet Seepage system: _____ feet Sand filter: _____ feet Effluent tile: _____ feet Effluent discharge: _____ feet Aerobic unit: _____ feet	Septic tank: _____ feet Seepage system: _____ feet Sand filter: _____ feet Effluent tile: _____ feet Effluent discharge: _____ feet Geothermal unit: _____ feet Aerobic unit: _____ feet
*Water line to:	*Body of water to: N/A <input type="checkbox"/>	
Septic tank: _____ feet Seepage system: _____ feet Sand filter: _____ feet Effluent tile: _____ feet Effluent discharge: _____ feet Aerobic unit: _____ feet	Septic tank: _____ feet Seepage system: _____ feet Sand filter: _____ feet Effluent tile: _____ feet Effluent discharge: _____ feet Aerobic unit: _____ feet	

Comments:

This section is to include any maintenance (pumping) repairs or problems in the history of the septic system. Write any observations and/or conclusions made by probing or excavating the seepage field or sand filter. A serial distribution system must include the condition of each level of field or trench.

The Septic Tank in this System is no doubt original to when the house was built but the Seepage Field has been replaced at some time because they used PVC Pipe as the distribution Pipes. The Septic Tank is undersized for the number of Bedrooms and if the Sewer System is delayed for a couple of years, the Septic Tank should be checked to see if it needs pumped.

The System appeared that it was functioning normally at this time but the house has been vacant and it might evaluate differently under normal water usage.

Multiple horizontal lines for additional text entry.

This is the condition I found the septic system on this day. This evaluation is not and should not be considered a guarantee of how the sewage disposal system may function at any time in the future.

Dale L. Williamson
Inspector Name (print)

Dale L. Williamson
Signature

March 26, 2024
Date

Dale L. Williamson
701 W. Randolph St.
Heyworth, IL. 61745

Date: March 26, 2024

Invoice to: Abraham Martinez
19745 US Hwy 150
Bloomington, IL. 61705

Inspect Septic System and provide Report for:
503 S. Lake of the Woods Rd. Mahomet

Paid with Cash on March 23, 2024 \$340.00

Thank you