

## Trinkle-Ogle Family Farm Tract 2 Zoning and Annexation Information

The current Champaign County Zoning Classification for Tract 2 is AG-1. Pertinent excerpts below are from the “Champaign County Zoning Ordinance (As amended through August 18, 2022)” posted at:

[http://co.champaign.il.us/planningandzoning/PDF/forms/Ordinance\\_Zoning.pdf](http://co.champaign.il.us/planningandzoning/PDF/forms/Ordinance_Zoning.pdf)

**Champaign County Planning and Zoning** - 1776 East Washington Street - Urbana, Illinois 61802 - Phone: 217-384-3708  
Email: [ZoningDept@co.champaign.il.us](mailto:ZoningDept@co.champaign.il.us)

**Mahomet Community Development and Planning** - 503 East Main Street - P.O. Box 259 - Mahomet, IL 61853  
Abby Heckman, Planner - [aheckman@mahomet-il.gov](mailto:aheckman@mahomet-il.gov) - (office) 217/586-4456, ext. 127

### From Champaign County Zoning -

#### SECTION 3 - DEFINITIONS –

**“AGRICULTURE”**: The growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable crops, floriculture, horticulture, mushroom growing, orchards, forestry, and the keeping, raising, and feeding of livestock or poultry, including dairying, poultry, swine, sheep, beef cattle, pony and horse production, fur farms, and fish and wildlife farms; farm BUILDINGS used for growing, harvesting, and preparing crop products for market, or for use on the farm; roadside stands, farm BUILDINGS for storing and protecting farm machinery and equipment from the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm DWELLINGS occupied by farm OWNERS, operators, tenants or seasonal or year-round hired farm workers. It is intended by this definition to include within the definition of AGRICULTURE all types of agricultural operations, but to exclude therefrom industrial operations such as a grain elevator, canning, or slaughterhouse, wherein agricultural products produced primarily by others are stored or processed. Agricultural purposes include, without limitation, the growing, developing, processing, conditioning, or selling of hybrid seed corn, seed beans, seed oats, or other farm seeds.

#### Section 5.1.1 AG-1 Agriculture

The AG-1, Agriculture DISTRICT is intended to protect the areas of the COUNTY where soil and topographic conditions are best adapted to the pursuit of AGRICULTURAL USES and to prevent the admixture of urban and rural USES which would contribute to the premature termination of AGRICULTURE pursuits.

#### Section 5.2 Table of Authorized Principal Uses – AG-1 Agriculture - Permitted Uses in Ag-1 Include:

- **Resource Production and Agricultural Uses**
  - Agriculture – including customary Accessory uses
  - Roadside Stand Operated by Farm Operator
  - Rural Specialty Business (Minor)
  - Plant Nursery
- **Residential uses**
  - Single Family Dwelling (Subject to Champaign County Health Dept. Septic Permitting Rules)
  - Subdivision totaling three Lots or less - (See specific rules on page 17 - #9)
- **Business Uses**
  - Christmas Tree Sales Lot
  - Temporary Uses

**Pages 2-12** are “Authorized Principle Uses” from the posted Champaign County Zoning Ordinance

**Pages 13-25** are the Mahomet Annexation Policy as adopted June 2018 - available from:

[https://mahomet.govoffice.com/vertical/Sites/%7B8D137460-5EE3-4B54-9DF0-146867CF080D%7D/uploads/18-06-08\\_A\\_RESOLUTION\\_ADOPTING\\_AN\\_ANNEXATION\\_POLICY\\_FOR\\_THE\\_VOM.pdf](https://mahomet.govoffice.com/vertical/Sites/%7B8D137460-5EE3-4B54-9DF0-146867CF080D%7D/uploads/18-06-08_A_RESOLUTION_ADOPTING_AN_ANNEXATION_POLICY_FOR_THE_VOM.pdf)

## Section 5.2 Table of Authorized Principal USES

Principal USES	Zoning DISTRICTS								Zoning DISTRICTS							
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2	
Residential Uses																
BOARDING HOUSE						S										
DWELLING, SINGLE FAMILY													7			
DWELLING, TWO-FAMILY			S	S	S											
DWELLING, MULTI-FAMILY																
Fraternity, Sorority, or Student Cooperative																
Dormitory																
Home for the aged			S													
NURSING HOME			S													
MANUFACTURED HOME PARK								S								
HOTEL - No more than 15 LODGING UNITS	S	S	S							S			S			
HOTEL - over 15 LODGING UNITS																
TRAVEL TRAILER Camp			S													
Residential PLANNED UNIT DEVELOPMENT		S	S	S	S	S	S	S								
MANUFACTURED HOME in MANUFACTURED HOME PARK																
SUBDIVISION(s) totaling three LOTS or less	9	9	9													
SUBDIVISION(s) totaling more than three LOTS or with new STREETS or PRIVATE ACCESSWAYS	B <sup>10</sup>	B <sup>10</sup>	B <sup>10</sup>													
Resource Production and Agricultural Uses																
AGRICULTURE, including customary ACCESSORY USES																
Roadside Stand Operated by Farm Operator																
RURAL SPECIALTY BUSINESS, Minor <sub>8</sub>	S															
RURAL SPECIALTY BUSINESS, Major	S	S	S													
Artificial lake of 1 or more acres	S	S	S	S	S	S	S	S						S	S	
Commercial greenhouse			S													
Greenhouse (not exceeding 1,000 sq. ft.)			S													
Garden Shop			S													
Plant Nursery																
Mineral Extraction, Quarrying, topsoil removal and allied activities	S	S	S												S	



= Permitted by right

**S**

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SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES - CONTINUED

Principal USES	Zoning DISTRICTS								Zoning DISTRICTS							
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2	
Public and Quasi-Public Facilities																
Elementary SCHOOL, Jr. High SCHOOL, or High SCHOOL	S	S	S													
Institution of an Educational, Philanthropic or Eleemosynary Nature																
Church, Temple or church related TEMPORARY USES on church PROPERTY	S	S	S													
Municipal or GOVERNMENT BUILDING	S	S	S	S	S	S										
Township Highway Maintenance Garage	S	17	17	S	S	S	S	S		17	17					
		S	S													
Adaptive Reuse of GOVERNMENT BUILDINGS for any USE Permitted by Right in B-1, B-2, B-2, B-3, B-4, B-5 & I-1		S	S	S	S	S	S	S	S	S	S	S	S	S		
Penal or correctional institution		S	S													
Police station or fire station	S	S	S	S	S	S										
Library, museum or gallery	S	S	S	S	S	S										
Public park or recreational facility		S	S													
Sewage disposal plant or lagoon	S	S	S												S	
PARKING GARAGE																
PARKING LOT	S <sup>22</sup>															
Private or commercial transmission and receiving towers (including antennas) over 100' in HEIGHT		S	S								S	S	S	S	S	
Water Treatment Plant			S											S	S	
Radio or Television Station		S	S								S			S	S	
Electrical Substation	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
Telephone Exchange	S	S	S	S	S	S	S	S								
Public Fairgrounds	S		S											S	S	
HOSPITAL							S	S				S	S			
Telegraph Office																
Transportation Uses																
Railway Station																
MOTOR BUS Station			S							S						
Truck Terminal			S													
Railroad Yards and Freight Terminals			S													
AIRPORT <sup>2</sup>			S											S	S	



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

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**SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES - CONTINUED**

Principal USES	Zoning DISTRICTS															
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2	
RESIDENTIAL AIRPORTS <sup>2</sup>		S	S													
RESTRICTED LANDING AREAS <sup>2</sup>		S	S											S	S	
HELIPORT/HELISTOPS <sup>2</sup>			S											S	S	
HELIPORT-RESTRICTED LANDING AREAS <sup>2</sup>		S	S						S		S	S		S	S	
Business Uses: Personal Services																
Barber Shop																
Beauty Shop																
Reducing Salon																
Dressmaking Shop																
Drycleaning ESTABLISHMENT																
Laundry and/or drycleaning pick-up																
Millinery shop																
Self-service laundry																
Shoe repair shop																
Tailor and pressing shop																
Diaper Service ESTABLISHMENT																
Clothing Repair and Storage																
Mortuary or Funeral Home			S <sub>16</sub>				S									
Medical and Dental CLINIC																
Business Uses: Agriculture																
Farm Chemicals and Fertilizer Sales including incidental storage and mixing of blended fertilizer		S	S													
Roadside Produce Sales Stand			S													
Farm Equipment Sales & Service																
Feed and Grain (sales only)			S													
Livestock Sales Facility and Stockyards		S	S						S							
Slaughter Houses		S	S						S					S		
Grain Storage Elevator and Bins		S	S													
ADULT USE CANNABIS DISPENSING ORGANIZATION <sup>23</sup>																
ADULT USE CANNABIS TRANSPORTING ORGANIZATION <sup>24</sup>			S													

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SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES - CONTINUED

Principal USES	Zoning DISTRICTS								Zoning DISTRICTS							
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2	
ADULT USE CANNABIS INFUSER ORGANIZATION <sup>25</sup>																
ADULT USE CANNABIS PROCESSING ORGANIZATION <sup>26</sup>																
ADULT USE CANNABIS CULTIVATION CENTER <sup>27</sup>	B	B	B						B	B	B	B	B	B	B	
ADULT USE CANNABIS CRAFT GROWER <sup>28</sup>	B	B	B						B	B	B	B	B	B	B	
Agronomic Research and Training Facility		S	S													
Business Uses: Business, Private, Educational, and Financial Services																
Artist Studio			S							S			S			
Banks, Savings and Loan Associations																
Insurance and Real Estate Offices																
Business Office														4		
Professional Office																
Private Kindergarten or Day Care Facility				S	S	S	S	S								
Vocational, Trade or Business SCHOOL																
RESIDENTIAL RECOVERY CENTER			S <sup>19</sup>													
DATA CENTER			S									S		S		
Business Uses: Food Sales and Service																
Meat and Fish Market																
Restaurant (indoor service only)										S						
Supermarket or Grocery Store																
Wholesale Produce Terminal																
Drive-In Restaurant																
Tavern or Night Club																
Bakery (less than 2,500 SF)																
Bakery (more than 2,500 SF)											S					
Dairy Store																
Delicatessen																
Confectionery Store																
Retail Liquor Store																
Locker, Cold Storage for Individual Use																



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SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES - CONTINUED

Principal USES	Zoning DISTRICTS															
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2	
Business Uses: AUTOMOBILE Sales and Services																
AUTOMOBILE, Truck, Trailer and Boat Sales room (all indoors)																
AUTOMOBILE or Trailer Sales area (open lot)																
Major AUTOMOBILE Repair (all indoors)																
Minor AUTOMOBILE Repair (all indoors)										S						
Gasoline Service Station										S						
AUTOMOBILE Washing Facility																
Automotive Accessories (new)										S						
AUTOMOBILE Salvage Yard (junkyard)																
Business Uses: Retail Trade																
Building Material Sales (excluding concrete or asphalt mixing)																
Hardware Store																
Electrical or gas appliance Sales and Service																
Department Store																
Apparel Shop																
Shoe Store																
Jewelry Store																
Stationery-Gift Shop-Art Supplies																
Florist																
Newsstand-Bookstore																
Tobacconist																
Variety-Drygoods Store																
Music Store																
Drugstore																
Photographic Studio & Equipment Sales and Service																
Furniture Store - Office Equipment Sales																
Antique Sales and Service			S													
Used Furniture Sales and Service																
Pet Store																
Bicycle Sales and Service																
Fuel Oil, ice, coal, wood (sales only)																



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SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES - CONTINUED

Principal USES	Zoning DISTRICTS								Zoning DISTRICTS							
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2	
Monument Sales (Excludes stone cutting)																
Pawn Shop																
Sporting Good Sales & Service																
Heating, Ventilating, Air Conditioning Sales and Service																
Lawnmower Sales and Service																
Business Uses: Recreational																
Amusement Park			S									S	S	S	S	
Resort or Organized CAMP	S		S													
Bait Sales	S		S													
Billiard Room																
Bowling Alley																
Country club or golf course	S															
Country Club Clubhouse	S		S													
Dancing Academy or hall																
Lodge or private club	S		S													
Outdoor commercial recreational enterprise (except amusement park)	S		S													
Private Indoor Recreational Development			S			S	S									
Public CAMP or picnic area	S		S													
Riding Stable	S	S	S	S <sup>3</sup>												
Seasonal hunting or fishing lodge	S		S													
Stadium or coliseum			S										S	S	S	
THEATER, indoor																
THEATER, OUTDOOR			S													
Commercial Fishing Lake	S	S	S													
Business Uses: Miscellaneous																
Aviation sales, service or storage			S													
Cemetery or Crematory		S	S													
Pet Cemetery	S	S	S													
KENNEL	S	S	S									S				
VETERINARY HOSPITAL	S	S	S								S	12	S			
Commercial Breeding Facility																
Wholesale Business																



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SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES - CONTINUED

Principal USES	Zoning DISTRICTS										Zoning DISTRICTS					
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2	
Warehouse											S					
Self-storage Warehouses, providing heat and utilities to individual units									S		S		S			
Self-Storage Warehouses, not providing heat and utilities to individual units			S						S		S		S			
Auction House (non-animal)																
Christmas Tree Sales Lot																
OFF-PREMISES SIGN within 660' of the edge of the RIGHT-OF-WAY of an interstate highway																
OFF-PREMISES SIGN beyond 660' of the edge of the RIGHT-OF-WAY of an interstate highway		S	S													
OFF-PREMISES SIGN along federal highways except interstate highways																
OFF-PREMISES SIGN																
SEXUALLY ORIENTED BUSINESSES <sup>11</sup>																
TEMPORARY USES																
Recycling of non-hazardous materials (all storage and processing indoors)												S				
LANDSCAPE WASTE PROCESSING FACILITIES			S												S	
Contractors Facilities (with No Outdoor STORAGE Nor Outdoor OPERATIONS)		S	S													
Contractors Facilities with Outdoor STORAGE and/or Outdoor OPERATIONS		S	S									5 S	S			
AGRICULTURAL DRAINAGE CONTRACTOR Facility with no Outdoor STORAGE and/or Outdoor OPERATIONS <sup>20</sup>	S <sup>21</sup>	S	S													
AGRICULTURAL DRAINAGE CONTRACTOR Facility with Outdoor STORAGE and/or Outdoor OPERATIONS <sup>20</sup>	S <sup>21</sup>	S	S									5 S	S			
Industrial Uses: Food and Kindred Products																
Meat, Fish and Poultry Preparation and Packing															S	
Animal and Marine Fats and Oils Manufacturing and Packaging															S	
Vegetable Fats and Oils Manufacturing & Packaging																
Canning and Preserving of Vegetables & Seafood																



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SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES - CONTINUED

Principal USES	Zoning DISTRICTS														
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2
Grain Mill Products Manufacturing and Packaging															
Dairy Products Manufacturing, Processing and Packaging															
Confectionery Products, Manufacturing & Packaging															
Beverage (Alcoholic and Non-Alcoholic) Distilling, Manufacturing, Processing, and Bottling															
Other Food Preparations Manufacturing, Processing and Packaging															
Industrial Uses: Textile and Apparel															
Wool, cotton, silk and man-made fiber manufacturing															
Manufacturing and Processing Wearing Apparel and Related Finished Products Manufacturing															
Miscellaneous Finished Products Manufacturing including Home Products, Canvas Products, Decorative Textiles, Luggage, Umbrellas, and Similar Products															
Industrial Uses: Primary Metal Manufacturing															
Steel Works, Blast Furnaces and the Rolling & Finishing of Ferrous Metals															S
Smelting and Refining of Non-Ferrous Metals															S
Foundries															S
Rolling, Drawing & Extrusion of Non-Ferrous Metals															S
Industrial Uses: Fabricated Metal Products															
Machinery (Except Electrical) Manufacturing															
Armaments Manufacturing (Non-Explosive)															
Electrical and Electronic Machinery, Equipment and Supplies Manufacturing															
SMALL SCALE METAL FABRICATING SHOP	S <sub>13</sub>	S <sub>13</sub>	S <sub>13</sub>												
Transportation Equipment Manufacturing															



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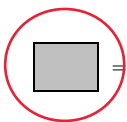
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SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES - CONTINUED

Principal USES	Zoning DISTRICTS										Zoning DISTRICTS					
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2	
Other Fabricated Metal Products, Including Containers, Tools, Hardware, Structural Metals Piping, Boilers and Furnaces, Machined Products, Metal Stamping, Wire Products and the Coating and Engraving of Metal Products																
Industrial Uses: Chemicals and Allied Products																
Plastics, Synthetic Resins, Synthetic Rubber Manufacturing															S	
Drug Manufacturing																
Soap, Detergent, Bleaching Agents and Cleaning Preparations Manufacturing															S	
Cosmetics and Toiletries Manufacturing																
Paints, Varnishes, Lacquers, Enamels, Inks, Dyes, Gum and Wood Derivatives Manufacturing															S	
Explosives and Incendiary Products Manufacturing and Storage															S	
Fertilizer Manufacturing and Bulk Storage															S	
Bone Distillation and Glue Manufacturing															S	
Radioactive Materials Manufacturing and Refining															S	
Corrosive Acids, Chlorine, Caustic Soda, and Potash Manufacturing and Bulk Storage															S	
Insecticide, Fungicide, Herbicide and Poisons Manufacturing and Bulk Storage															S	
Industrial Uses: Electric Power Generating Facilities																
Coal/Oil Steam Turbine															S	
Natural Gas Steam Turbine															S	
Gas Turbine Peaker		S	S											S	S	
BIG WIND TURBINE TOWER <sup>18</sup> (1-3 BIG WIND TURBINE TOWERS)		S <sup>18</sup>	S <sup>18</sup>											S <sup>18</sup>	S <sup>18</sup>	
WIND FARM		B														
PV SOLAR ARRAY <sup>29</sup>			B						B	B	B	B	B	B	B	
PV SOLAR FARM		B	B													
Industrial Uses: Petroleum and Rubber Products																
Petroleum Refining															S	



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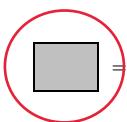
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SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES - CONTINUED

Principal USES	Zoning DISTRICTS														
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2
Paving and Roofing Materials Manufacturing															S
Rubber Products Manufacturing, Including the Reclamation of Rubber															S
Linoleum and other Hard Surface Floor Coverings Manufacturing															S
Gasoline and Volatile Oils Storage up to and Including 80,000 gallon capacity in the Aggregate <sup>6</sup>									S		S			S	
Gasoline and Volatile Oils Storage of greater than 80,000 gallons but no more than 175,000 gallon capacity in the Aggregate <sup>6</sup>									S					S	
Gasoline and Volatile Oils Storage Facilities exceeding 175,000 gallon capacity of volatile liquid in the Aggregate <sup>6</sup>															S
Fuel Ethanol Manufacturing <sup>14,15</sup>															S
Liquefied Petroleum Gases Storage <sup>6</sup>									S		S			S	S
<b>Industrial Uses: Stone, Glass and Clay Products</b>															
Glass Products Manufacturing															
Hydraulic Cement Manufacturing															
Structural Clay Products Manufacturing															
Pottery and Related Products Manufacturing															
Concrete, Gypsum and Plaster Manufacturing															
Cut Stone and Stone Products Manufacturing															
Abrasives, Asbestos and Miscellaneous Non-Metallic Products Manufacturing															
<b>Industrial Uses: Professional, Scientific and Controlling Devices</b>															
Engineering, Laboratory, Scientific and Research Instruments, Manufacturing															
Mechanical Measuring and Controlling Instruments Manufacturing															
Optical Instruments and Lenses Manufacturing															
Surgical, Medical, Dental and Mortuary Instruments and Supplies Manufacturing															
Photographic Equipment and Supplies Manufacturing															



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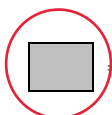
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SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES - CONTINUED

Principal USES	Zoning DISTRICTS														
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2
Watches, Clocks and Clockwork Operated Devices Manufacturing															
Industrial Uses: Printing, Publishing and Related Industries															
Printing and Publishing Plants for Newspapers, Periodicals, Books, Stationery, and Commercial Printing															
Bookbinding															
Motion Picture Production Studio															
Industrial Uses: Lumber and Wood Products															
Wood Fabricating Shop and Related Activities			S												
Sawmills and Planing Mills, and related activities		S	S												
Household and Office Furniture Manufacturing															
Paper and Pulp Manufacturing															
Building Paper, Paper Containers, and Similar Products Manufacturing															
Industrial Uses: Research, Development and Prototype Manufacturing Industries															
Theoretical and Applied Research Development and Prototype Light Manufacturing of the following: Drugs, Chemicals, Food products, Rubber and Petroleum Products, Light Weight Fabricated Metal Products, Electronic and Electrical Products, Physical and Aerospace Sciences, Wood and Wood Products, Non-Electrical Machinery, Textiles, Glass and Ceramic Products															
Non-Profit or Governmental Educational and Research Agencies															
Industrial Uses: Miscellaneous Manufacturing and Industries															
Jewelry, Costume Jewelry, Novelties, Silverware and Plated Ware Manufacturing and Processing															
LIGHT ASSEMBLY											S				
Musical Instruments and Allied Products Manufacturing															
Office and Artists Materials Manufacturing (Except Paints, Inks, Dyes and Similar Products)															
SIGNS and Advertising Display Manufacturing															
Pre-Existing Industrial Uses (Existing Prior to October 10, 1973)		S	S												



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



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**SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES - CONTINUED**

Footnotes




1. In case a proposed principal USE is not specifically included in Section 5.2, Table of Authorized Principal USES, or elsewhere in the *Champaign County Zoning Ordinance*, the Zoning Administrator shall interpret in what DISTRICT the USE is permitted by comparing the proposed USE to the most similar USE listed in the ordinance.
2. All AIRCRAFT must land at a facility permitted under the terms of this ordinance and certified by the Illinois Division of Aeronautics. Provided, however, that nothing in this ordinance shall be construed to prohibit the landing of aircraft due to aircraft or medical emergency; landing due to other bona fide emergency at the direct order of police, fire or emergency officers; landing of agricultural aircraft pursuant to the *Illinois Highway Code* (605 ILCS 5/9-129); or landing of aircraft qualifying as Special Purpose aircraft under the *Illinois Aviation Safety Rules*, (92 IL Admin. Code, Part 14, Section 14.880).
3. Provided that the Riding Stable is located in a recorded subdivision or Planned Unit Development and is included as a part of the overall scheme of development which centers around the riding and keeping of horses, and where no less than seventy-five percent of the horses boarded are owned by residents of the subdivision or PUD, in which the riding stable is located.
4. Only when located in a unified industrial development and where occupying LOTS comprising no more than 25 percent of the total LOT AREA of the development.
5. Outdoor STORAGE as an ACCESSORY USE is allowed by right when all outdoor STORAGE is located in the REAR YARD and is completely screened by a Type D SCREEN meeting the provisions of Section 7.6.3.
6. These USES shall conform to the Zoning Restrictions of the DISTRICT in addition to conforming to State Regulations set forth in the *Illinois Gasoline Storage Act* (430 ILCS 15/0.01 *et seq.*) and set forth in the *Illinois Rules for the Storage, Transportation, Sale and Use of Liquefied Petroleum Gas* (41 IL Admin. Code, Part 200).
7. Permitted only in STRUCTURES existing prior to October 10, 1973 together with later additions not exceeding one-third of the floor area of the structure as it existed on that date, provided that if such structure used for SINGLE FAMILY DWELLING purposes is destroyed by fire, accident, or act of God, it shall not be reconstructed or repaired to occupy a larger or different BUILDING AREA on the LOT.
8. A Minor RURAL SPECIALTY BUSINESS must meet all of the following requirements otherwise it shall constitute a Major RURAL SPECIALTY BUSINESS:
  - A. The total area of the site occupied by any part of the business not otherwise qualifying as AGRICULTURE shall not exceed one acre;
  - B. The total sales DISPLAY area shall not exceed 2,000 sq. ft., no more than half of which may be indoors;
  - C. No business may include a food service establishment except food stores as defined by Section 5.4.6 of the *Champaign County Health Ordinance*;
  - D. Businesses located in the CR, AG-1, or AG-2 Districts shall not ACCESS STREETS located within a recorded SUBDIVISION;
  - E. Alcoholic beverages not produced on the PREMISES shall not be sold; and
  - F. No outdoor entertainment requiring the use of sound amplification equipment shall be permitted unless a Temporary Use Permit and Entertainment and Recreation License shall have been obtained.

 = Permitted by right     = Permitted on individual LOTS as a SPECIAL USE     = COUNTY BOARD Special Use Permit

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**SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES - CONTINUED**

9. No more than three LOTS in total (in any number of subdivisions involving LOTS that are less than 35 acres in area) are allowed to be platted per parcel except as provided in Section 5.4.2.
10. No SUBDIVISION shall be created unless a Rural Residential OVERLAY DISTRICT has been created and a Rural Residential Development County BOARD Special Use Permit has been authorized, except as provided in Section 5.4.3.
11. SEXUALLY ORIENTED BUSINESSES shall not be permitted on lots located within 1,000 feet of:
  - A. another SEXUALLY ORIENTED BUSINESS;
  - B. a school, park, church or library; or
  - C. any residential zoning DISTRICT.
12. A VETERINARY HOSPITAL is permitted by right only if it meets all of the following requirements; otherwise it shall be permitted only with a SPECIAL USE Permit:
  - A. The VETERINARY HOSPITAL must be entirely enclosed and have no outdoor exercise areas or animal runs.
  - B. The VETERINARY HOSPITAL must not permit animals to be kept either temporarily or permanently outside the HOSPITAL BUILDINGS.
  - C. No animal shall be boarded except as incidental to providing veterinary care.
13. Permitted by SPECIAL USE Permit only if located in buildings constructed prior to January 1, 1988.
14. Only ethanol production facilities utilizing the dry mill process shall be permitted.
15. Fuel ethanol plants shall be required to install thermal oxidizers or other similar technology to remove the volatile organic compounds (VOCs) to reduce odors.
16. Mortuary or Funeral Home is only allowed in the AG-2, Agriculture Zoning DISTRICT as a second principal use on the same LOT as a cemetery and the LOT must be under common management.
17. Township Highway Maintenance Garage is authorized by-right only if:
  - A. The use is not located within 150 feet of an existing dwelling; and
  - B. The use is located outside the one and one-half mile extraterritorial jurisdiction of a municipality that has adopted a comprehensive plan; and
  - C. The use complies with all standard conditions that apply to all SPECIAL USE Permits (See Section 6.1.2).
18. A BIG WIND TURBINE TOWER must be located on the same property as another principal use for the purpose of producing electrical energy that shall be used onsite by that other principal use provided that any energy not used onsite may be sold to the electric power provider.
19. RESIDENTIAL RECOVERY CENTER is only allowed as a SPECIAL USE in the AG-2, Agriculture, DISTRICT when:
  - (a) Located within one and one-half miles of a home-rule municipality with an adopted comprehensive plan; and
  - (b) Operated by and located on the same property as a church or temple.

 = Permitted by right     = Permitted on individual LOTS as a SPECIAL USE     = COUNTY BOARD Special Use Permit

**SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES - CONTINUED**

20. On average, as much as 50% of the dollar volume of business at an AGRICULTURAL DRAINAGE CONTRACTOR Facility may be retail sales of agricultural drainage products.
21. Only applicable to any AGRICULTURAL DRAINAGE CONTRACTOR Facility that was in existence (but not authorized) on April 18, 2013.
22. PARKING LOT and related passenger waiting buildings may be authorized in the CR District only as an additional principal USE or additional principal STRUCTURE on Public Fairgrounds by SPECIAL USE Permit subject to the standard conditions in Section 6.1.3. provided that the Public Fairgrounds were an established use at the subject location on October 10, 1973, and provided that a Public Fair must continue to be held at the Public Fairgrounds or the Special Use Permit shall become void and subject to the standard conditions in Section 6.1.3.
23. ADULT-USE CANNABIS DISPENSING ORGANIZATION to be allowed by-right in the B-4, General Business, Zoning District within the one and one-half mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:
- (1) Shall not be located within 1,500 feet of any existing ADULT-USE CANNABIS DISPENSING ORGANIZATION or any existing medical cannabis dispensing organization.
  - (2) If located within the one and one-half mile extraterritorial jurisdiction of a home rule municipality that has minimum separation requirements between a dispensing organization to a public or private elementary or secondary school, the use shall comply with the same municipal separation requirements.
  - (3) May share a PREMISES with an ADULT-USE CANNABIS CRAFT GROWER in the B-4, General Business, Zoning District without a SPECIAL USE Permit.
  - (4) Consumption of cannabis is allowed at the ADULT-USE CANNABIS DISPENSING ORGANIZATION if located within the one and one-half mile extraterritorial jurisdiction of a home rule municipality that also allows consumption of cannabis at an ADULT-USE CANNABIS DISPENSING ORGANIZATION.
  - (5) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/1-1 *et seq.*, (Public Act 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.
24. ADULT-USE CANNABIS TRANSPORTING ORGANIZATION to be allowed by-right in the B-3, Highway Business Zoning District, B-4, General Business Zoning District, I-1, Light Industry Zoning District, and I-2, Heavy Industry Zoning District, within the one and one-half mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population; or as a SPECIAL USE Permit in the AG-2, Agriculture Zoning District within the one and one-half mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population; or as a HOME OCCUPATION in any zoning district within the one and one-half mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population subject to the relevant requirements of Section 7.1.1 or 7.1.2, subject to the following requirements:
- (1) Shall not be located less than one and one-half miles from a home rule municipality.
  - (2) Shall not be located less than one and one-half miles from a home rule municipality with a population less than 20,000.
  - (3) Shall not be located less than one and one-half miles from any residential zoning district that is located outside of the one and one-half mile extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more.
  - (4) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/1-1 *et seq.*, (Public Act 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.

**SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES - CONTINUED**

25. ADULT-USE CANNABIS INFUSER ORGANIZATION to be allowed by-right in the I-2, Heavy Industry, Zoning District that is located within the one and one-half mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:
- (1) May share a PREMISES with an ADULT-USE CANNABIS CRAFT GROWER in the I-2, Heavy Industry, Zoning District without a SPECIAL USE Permit.
  - (2) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/1-1 *et seq*, (Public Act 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder and a copy of the State approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.
26. ADULT-USE CANNABIS PROCESSING ORGANIZATION to be allowed by-right in the I-2, Heavy Industry, Zoning District that is located within the one and one-half mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:
- (1) May share a PREMISES with an ADULT-USE CANNABIS CRAFT GROWER in the I-2, Heavy Industry, Zoning District without a SPECIAL USE Permit.
  - (2) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/1-1 *et seq*, (Public Act 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.
27. ADULT-USE CANNABIS CULTIVATION CENTER to be allowed by-right or by County Board approved SPECIAL USE Permit if located 300 feet or less from an existing residence or an existing residentially zoned lot, in all non-residential zoning districts, subject to the following requirements:
- (1) Shall not be located less than one and one-half miles from a non-home rule municipality.
  - (2) Shall not be located less than one and one-half miles from a home rule municipality with a population less than 20,000.
  - (3) Shall not be located less and one and one-half miles from any residential zoning district that is located outside of the one and one-half mile extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more.
  - (4) If located within the one and one-half miles extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more and that that has requirements for odors to be mitigated by installing air scrubbing and/or exhaust filtration or by some other means approved by the Zoning Administrator, the use shall comply with those same municipal odor mitigation requirements.
  - (5) An ADULT-USE CANNABIS CULTIVATION CENTER may also be an ADULT-USE CANNABIS TRANSPORTING ORGANIZATION for cannabis grown and/or processed at the ADULT-USE CANNABIS CULTIVATION CENTER.
  - (6) An ADULT-USE CANNABIS CULTIVATION CENTER may also be an ADULT-USE CANNABIS PROCESSING ORGANIZATION and/or an ADULT-USE CANNABIS INFUSER ORGANIZATION for cannabis that is grown at the ADULT-USE CANNABIS CULTIVATION CENTER.
  - (7) The ADULT-USE CANNABIS CULTIVATION CENTER shall control nighttime lighting to ensure that little to no light escapes into the nighttime sky from where the cannabis is grown. The nighttime light controls shall be explained in the SPECIAL USE Permit and/or Zoning Use Permit Application.
  - (8) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/1-1 *et seq*, (Public Act 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.



**SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES - CONTINUED**

28. ADULT-USE CANNABIS CRAFT GROWER to be allowed by-right or by County Board approved SPECIAL USE Permit if located 300 feet or less from an existing residence or an existing residentially zoned lot, in all non-residential zoning districts, subject to the following requirements:
- (1) Shall not be located within 1,500 feet of any ADULT-USE CANNABIS CULTIVATION CENTER or other ADULT-USE CANNABIS CRAFT GROWER.
  - (2) Shall not be located less than one and one-half miles from a non-home rule municipality.
  - (3) Shall not be located less than one and one-half miles from a home rule municipality with a population less than 20,000.
  - (4) Shall not be located less than one and one-half miles from any residential zoning district that is located outside of the one and one-half mile extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more.
  - (5) If located within the one and one-half mile extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more and that has requirements for odors to be mitigated by installing air scrubbing and/or exhaust air filtration or by some other means approved by the Zoning Administrator, the use shall comply with those same municipal odor mitigation requirements.
  - (6) An ADULT-USE CANNABIS CRAFT GROWER may also be an ADULT-USE CANNABIS TRANSPORTATION ORGANIZATION for cannabis grown and or processed by the ADULT-USE CANNABIS CRAFT GROWER.
  - (7) An ADULT-USE CANNABIS CRAFT GROWER may also be an ADULT-USE CANNABIS PROCESSING ORGANIZATION and/or an ADULT-USE CANNABIS INFUSER ORGANIZATION for cannabis that is grown at the ADULT-USE CANNABIS CRAFT GROWER.
  - (8) May share a PREMISES with an ADULT-USE CANNABIS DISPENSING ORGANIZATION in the B-4, General Business, Zoning District without a SPECIAL USE Permit.
  - (9) The ADULT-USE CANNABIS CRAFT GROWER shall control nighttime lighting to ensure that little to no light escapes into the nighttime sky from where the cannabis is grown. The nighttime light controls shall be explained in the SPECIAL USE Permit and/or Zoning Use Permit Application.
  - (10) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/1-1 *et seq*, (Public Act 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.
29. A PV SOLAR ARRAY with one megawatt or more is permitted by a COUNTY BOARD Special Use Permit, subject to the requirements of Sections 6.1.1 and 6.1.5 of the Zoning Ordinance and shall also be a second PRINCIPAL USE requiring a Special Use Permit per Section 4.2.1 F. A PV SOLAR ARRAY with less than one megawatt is permitted under the terms of Section 7.9 ACCESSORY PV SOLAR ARRAY.

Village of Mahomet Annexation Policy  
adopted June 2018

**RESOLUTION 18-06-08**  
**A RESOLUTION ADOPTING AN ANNEXATION POLICY**  
**FOR THE VILLAGE OF MAHOMET, ILLINOIS**

**WHEREAS,** the Illinois Municipal Code (65 ILCS 5/7-1 et seq.) clearly delineates the requirements and process for voluntary and involuntary annexations of land into the corporate boundaries of a municipality; and

**WHEREAS,** pursuant to this Public Act, the Illinois Legislature has entrusted to the corporate authorities of municipalities the absolute right to determine the boundaries of their communities and the rate at which development will take place, consistent with the Illinois Municipal Code; and

**WHEREAS,** all prior existing annexation policies of the Village of Mahomet shall be superseded by the Annexation Policy adopted by this Resolution; and,

**WHEREAS,** this annexation policy document does not supplant, supplement or add additional legal requirements or factors to the Illinois Municipal Code regarding annexations and the ultimate authority given to the Corporate Authorities (i.e. Village President and Board of Trustees) pursuant to the Illinois Municipal Code.


**NOW, THEREFORE, BE IT RESOLVED** this 26<sup>th</sup> day of June 2018, by the Board of Trustees of the Village of Mahomet that:

1. The Village of Mahomet Board of Trustees does hereby adopt the Annexation Policy.
2. This resolution shall be in full force and effect immediately.



Sean M. Widener, President  
Board of Trustees  
Village of Mahomet

Attest:

  
Village Clerk



MEMORANDUM  
TO THE  
BOARD OF TRUSTEES

<b>ITEM:</b> ANNEXATION POLICY	<b>DEPARTMENT:</b> Community Development
<b>AGENDA SECTION:</b> Community Development	<b>AMOUNT:</b> None
<b>ATTACHMENTS:</b> (X) Draft policy (X) Resolution	<b>DATE:</b> For study session June 12, 2018

**INTRODUCTION:**

Staff requests consideration of an annexation policy that has been developed at the request of the board.

**BACKGROUND:**

The Village's policy on annexation is essentially that it follows the State law and that annexation decisions rest solely with the board of trustees. However, State law *enables* annexation under certain conditions but does not *prescribe or guide* when a municipality should annex. The 2016 Comprehensive Plan specifically identifies a need for an annexation policy to enable functionality of the Plan and the fulfillment of its broader goals.

The Plan cites the disparity between the actual and effective Village population. It notes that lands meeting the letter of law for contiguity are in fact highly variable in the functional contiguity for service extensions. The presence of a river, a railroad, an interstate, a non-Village water and sanitary sewer district, and IDOT roadways often significantly impede efficient service extensions. Contiguous properties have very different costs and benefits requiring more analysis than any State law can provide. It is highly probable that it is not always in the village's best interest to annex property.

The proposed annexation policy acknowledges that thoughtful analysis ensue for any lands that do meet the state law criteria for annexation. It reiterates the eligibility concepts in State law with added details on how those apply to Mahomet. It establishes some evaluation criteria as a guide. One component of the policy is there are several factors for consideration by the board to help provide clarity and transparency to the complex decision making of individual annexations. These are NOT required but available to the Board for consideration. The simple inclusion of the statements in the policy suggests and reiterates the complexity of annexation decisions.

**DISCUSSION OF ALTERNATIVES:**

- **ADOPT** – *staff recommendation*
- **REQUEST STAFF MAKE CHANGES AND/OR RE-PRESENT**
- **NOT ADOPT** - The Village Attorney reviewed the policy in detail. However, he reminds the board that it is not legally necessary to adopt any policy. State law does not require a municipality have an adopted policy to act on annexations.

**PRIOR BOARD ACTION:** Last major discussion was in 2009 prior to 2010 Census but no policy was presented to the board at that time.

**COMMUNITY INPUT:** None

**BUDGET IMPACT:** The policy adoption does not impact the budget.

**STAFF IMPACT:** Staff would present eligible properties for annexation to the BOT as requested or as situation dictates for consideration. This involves legal and surveying work to generate the plat, petition and ordinance.

**SUMMARY:** Staff proposes the board adopt an annexation policy that acknowledges the complexity of annexation decisions for eligible properties due to the unique land development characteristics of the Mahomet area. A policy with the opportunity for a Board annexation decision to include factors for consideration by the Board to help in their decision is designed to offer more transparency to public for the process and final decision.

**RECOMMENDED ACTION:** Staff recommend adoption as presented. A resolution is provided for consideration and structured to adopt the policy.

<b>DEPARTMENT HEAD APPROVAL:</b> /s/ Kelly Pfeifer	<b>VILLAGE ADMINISTRATOR:</b> Patrick Brown
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## **ANNEXATION POLICY**

### **PURPOSE**

The community of Mahomet is much larger than the Village Corporate Limits. This disparity is indicative of the challenges of annexation in decades past. There is a need for an annexation policy to help promote smart logical growth and enable functionality of the Comprehensive Plan and fulfillment of its broader goals.

Illinois statutes and case law control annexations of land into the corporate limits of a municipality. This annexation policy document does not supplant, supplement or add additional legal requirements or factors to Illinois statutes regarding annexations. Annexation decisions require guidance and support of a policy that can transcend politics, immediate pressures, temporary fiscal constraints, and current market conditions. But given each parcel of real estate is unique, no one policy factor shall dictate a decision to annex or not annex a particular parcel.

Therefore, it shall be the policy of the Village of Mahomet to review and consider annexations individually according to Illinois statutes, the terms and conditions of this policy and the uniqueness of each parcel of real estate. The Board of Trustees may consider many factors when considering annexation of a parcel, including the circumstances, benefits, costs, and existing conditions.

All decisions to annex shall be at the discretion of the Board of Trustees of the Village of Mahomet and any decision regarding annexation does not set a precedent for future consideration of any other annexations.

## ELIGIBILITY

State Statute affords the Village options to annex land under various scenarios all related to the relativity of the Village boundaries to the particular parcel. The annexation policy shall be based on such conditions as a guide.

1. Parcels contiguous to municipal boundary
  - a. It is the policy of the Village of Mahomet to consider most favorably the voluntary annexation of parcels that are contiguous to Village infrastructure such as roads, storm, sanitary, water and other services where existing systems and services can be extended to the property.
  - b. It is the policy of the Village of Mahomet to review carefully any parcel that is physically contiguous to the Village Corporate Limits, but due to geographical or jurisdictional reasons is not functionally contiguous for transportation system and utility service extensions.
2. Non-Contiguous Parcels within the extraterritorial jurisdiction (ETJ) and subdividing
  - a. If the property is not contiguous to the municipal limits of the Village, the property owners may be required to enter into a binding written agreement concurrent with or prior to the subdivision of property as requested by the Village, unless other factors do not support annexation. This can be in one of two forms as authorized by the Village.
    - i. The Village shall entertain the request for an annexation agreement between the parcel and the Village provided the property is anticipated to be likely for contiguity within 20 years; contains frontage along roadways and streets in the major street plan of the Comprehensive Plan; or, is located such that it's annexation would result in contiguity for another parcel that is obligated to or has requested annexation.
    - ii. A subdivider may be required to include a clause in the subdivision owner's certificate and subdivision covenants that indicates the landowner shall deliver a petition to annex at such time as the property become contiguous to the Village.
    - iii. A subdivider of agricultural lands remaining in agricultural production may not be required to record a clause for future annexation until such time as the land is divided for development.
3. Parcels Within Sangamon Valley Public Water District (SVPWD) Boundary
  - a. It is the policy of the Village of Mahomet that the annexation of lands within the SVPWD, and SVPWD's necessity and intent to deliver water and or sanitary sewer services, shall not factor into the decision to annex property within the context of the ability to extend public water supply and /or sanitary sewers to the site.
4. Parcels in Village of Mahomet Water and Wastewater service area



- a. The policy and regulations contained in Village Ordinances and regulations regarding water and wastewater utilities shall control, but generally, it is the policy of the Village of Mahomet to match the existing and future utility service extensions with the Village's municipal boundaries. Therefore, new applicants for utility services shall be required to voluntarily annex to the town for delivery of those services. If those properties are not contiguous and eligible for immediate annexation, the owners of said property may be required to enter into a binding agreement that the present or future owners will voluntarily petition for annexation at the time of any of the following occurrences:
  - i. The property becomes contiguous or otherwise eligible for annexation
  - ii. At the convenience of the Village of Mahomet
- 5. Parcels within a "wholly bounded" area
  - a. Property that is less than 60 acres and surrounded by the Village Corporate Limits is eligible for annexation per State statutes. It is the policy of the Village of Mahomet to carefully consider and evaluate the benefits and the costs to the Village of Mahomet and its taxpayers prior to initiating the process of annexation of surrounded property.

## **EVALUATION CRITERIA**

- 1. It is the policy of the Village of Mahomet that long term land use plan consistency is heavily weighted in the decision of when to annex a parcel.
- 2. It is the policy of the Village of Mahomet that present use, compliance status in the County regulations, and non-conformities with annexation are lightly considered during evaluation as all are considered short term conditions.
- 3. It is the policy of the Village of Mahomet that land enabling the annexation of other land that is deemed desirable to annex shall be strongly considered for annexation.
- 4. Although not required, the Board of Trustees may consider factors that include fiscal review, planning and land use, eligibility, affected government entities, and operational and service impacts as identified in this policy. These factors may include statements relating to the variables the Board considers, but those variables are by no means weighted, ranked, or require a specific response to support the Board's position to pursue annexation. However, the Board of Trustees may consider factors beyond these variables prior to action. Village staff are to identify unique circumstances to each property being considered for annexation that may be pertinent to the intent of this policy.



## **FACTORS FOR CONSIDERATION**

Although not required, factors for consideration pertinent to the unique situation of the property may be analyzed by staff for the Board of Trustees evaluation. Factors include:

## **FISCAL REVIEW**

- Annexation WILL/WILL NOT increase the Village's revenue in the form of EAV and real estate tax receipts, local share of state income tax and MFT funds, retailer's occupation tax, video-gaming, and other sources.
- Annexation WILL/WILL NOT increase the Village's eligibility for grant monies.
- The current land use is one which IS/IS NOT needed within the boundaries of the Village for purposes of a balanced economy.

## **PLANNING & LAND USE**

- Annexation of the parcel WILL/WILL NOT provide a strategic benefit to facilitate smart growth.
- The application of Village zoning requirements WILL/WILL NOT be beneficial to the properties in the area or WILL/WILL NOT prevent development or use in a manner that is inconsistent with the Comprehensive Plan maps and policies.
- The property IS/IS NOT in a use that would be compliant with Village zoning ordinances when annexed to the 'similar zoning' as set forth in the Municipal Code (65 ILCS 5/7-1 et seq.).
- The property IS/IS NOT compliant with County zoning ordinances.
- The property HAS/HAS NOT been legally subdivided according to Village requirements.
- Annexation WILL/WILL NOT result in more logical boundaries for the Village.

## **ELIGIBILITY**

- The property IS/IS NOT eligible for immediate annexation.
- The owner HAS/HAS NOT delivered an executed petition for annexation to the Village.
- The property HAS/HAS NOT been contiguous to the Village limits for a lengthy period of time.

## **AFFECTED GOVERNMENT ENTITIES**

- The annexation WILL/WILL NOT involve notification of other taxing bodies or government entities

## **OPERATIONAL & SERVICE IMPACTS**

- Current roadway conditions WILL/WILL NOT require the Village to make roadway improvements within the next three years.
- Annexation WILL/WILL NOT require a temporary service agreement between the township and the Village to maintain efficiencies in road related services such as snow plowing.
- Annexation WILL/WILL NOT significantly extend the travel distances of Mahomet police to provide consistent coverage as currently provided to In-Village properties.
- Annexation WILL/WILL NOT result in operational challenges that threaten current service levels to existing Village properties and related residents and businesses.
- The property as not currently annexed IS/IS NOT impeding the efficient and cost-effective operation of Village services.
- The property IS/IS NOT served by Village provided utilities.
- The property WILL/WILL NOT BE served by Village provided utilities.
  
- The property DOES/DOES NOT directly benefit from Village owned and maintained stormwater management facilities.
- The property IS/IS NOT a proportional increase in service distances to the size of the property.
- The property DOES/DOES NOT directly benefit from Village owned and maintained transportation facilities.
- The property DOES/DOES NOT directly benefit from Village owned public utilities or from Village services.