

PLAN AND ZONING COMMISSION
MEETING MINUTES
April 2, 2024

CALL TO ORDER: The meeting was called to order at 6:03pm on Tuesday April 2, 2024.

ROLL CALL:

Members Present: Steve Briney (remote participant), Bob Buchanan, Mike Buzicky, Robert DeAtley and Philip Schaefer

Members Absent: Chad Graham and Mandi Simeone

Others Present: Village Attorney Joe Chamley, Village Administrator Patrick Brown, and Village Planner Abby Heckman.

Mr. DeAtley stated that Mr. Briney was joining the meeting remotely and has given a reason deemed appropriate by the Village. Per Village policy Mr. Briney can participate remotely so long as there is no objection from any PZC member present. Are there any objections at this time. Hearing no objections, Mr. Briney can participate remotely.

PUBLIC COMMENT: Mr. DeAtley asked if there were any public comments related to items that are not on the agenda. No one came forward to speak. No comments were submitted to staff in advance of the meeting.

MINUTES: None presented.

PUBLIC HEARINGS:

CU2024-01: MONAHAN FREEDY PROPERTIES, LLC

A RESOLUTION CONCERNING A CONDITIONAL USE PERMIT TO ESTABLISH MIXED USE COMMERCIAL WITH FLEXIBLE OFFICE / WAREHOUSING IN COMPLETELY ENCLOSED STRUCTURES ON 9.4± ACRES OF LAND ZONED C-2 GENERAL COMMERCIAL LOCATED ON THE SOUTH SIDE OF S. LAKE OF THE WOODS ROAD APPROXIMATELY 700 FT EAST OF SUGAR LANE, COMMONLY KNOWN AS 214 S LAKE OF THE WOODS ROAD

Mr. DeAtley read through the public hearing instructions for the audience. The public hearing was opened, and staff asked to give a summary of the case.

Joe Chamley asked Abby Heckman if she swore to tell the truth. Abby Heckman said yes.

Abby Heckman went over the staff report that was posted online with the meeting information packet.

Mr. DeAtley asked if there were any questions for staff.

Mr. Buchanan asked if the previous conditional uses would still be valid.

Joe Chamley stated previously approved Conditional Uses are no longer valid given the use was never established or is no longer operating on the property.

Mr. Briney asked if the storage of hazardous materials was allowed.

Mr. Buchanan stated paint could be considered hazardous materials.

Abby Heckman stated that she was not aware the zoning ordinance addresses the storage of hazardous materials but that state regulations and permits for those types of materials would be required.

Joe Chamley stated that state and federal regulations would apply.

Mr. Buzicky asked staff to explain the need for the conditional use.

Abby Heckman stated that a conditional use is required anytime there is a desire to have more than one principal use on a lot. The proposed four (4) new lots with new buildings would be able to have more than one principal use on each lot. This use was advertised as flex office warehousing, this was not advertised as mini-self storage, not for self-storage of personal property like some of the other requests that we have had recently. There has been one flex office warehousing conditional use permit approved off of Clark Street. The building size in that location was 10,000 square feet total. The owner has indicated they are planning to build but no building permit has been issued for that property.

Mr. Buzicky asked about the functionality of the fire lane.

Abby Heckman stated the petitioner (owner) and the owner's engineer are here and available to answer technical questions. The engineer is on the Zoom call and can answer questions.

Mr. Buzicky asked about the tree line and buffering to residential properties to the north.

Abby Heckman stated the plan indicates additional trees to be planted in areas where there aren't existing trees but the condition of the existing trees is in question. The petitioner would need to answer questions related to the buffering.

Mr. Buzicky asked what part of the drive would be the Village's and what part would be private.

Abby Heckman stated the road extended from Lake of the Woods Road through the cul-de-sac would become the Village's to maintain and the private circulation drive that comes from the cul-de-sac would be the property owner's responsibility to maintain.

Mr. DeAtley asked the petitioner to provide additional information.

Dave Monahan, owner, stated he has owned The Brush Man for 15 years and have been operating out of the Hickory Street address by Taylor Fields. We have outgrown the space and have been leasing additional space in Champaign for eight (8) years. Most of the people that work for The Brush Man live in Mahomet and they are looking for a space to expand and have an opportunity for continued growth. They plan to use building D right way and would plan to grow into building C. The other two (2) buildings would be to accommodate a need for additional flex space for other businesses. I think we are good neighbors now and will continue to be good neighbors.

Abby Heckman asked if where the tree line that is marked existing on the plan is found not to be in good shape would you be willing to establish a new tree line.

Dave Monahan stated yes. He stated the building renderings were also included to see the look of the buildings.

Mr. DeAtley asked what the height of the structures will be.

Dave Monahan stated the max height on the tallest building, building D, would be 34-36 feet for the eave height. The other three (3) buildings would be closer to a 20 foot height plus the eave height.

Abby Heckman asked what the rear of the buildings facing the residents look like.

Dave Monahan stated that there would be no openings other than fire exits and no vehicle traffic in the rear of the buildings on the residential side.

Mr. DeAtley stated that caution was needed about planting trees too close to the property line as they would encroach on the neighbor properties.

Dave Monahan stated that made sense.

Abby Heckman stated buildings C and D are shown at 25ft from the property line shared with residential. Minimum ordinance requirements would require a minimum of a 10 foot sideyard setback for the building. From the residential property line to the side of the building which faces the interior drive is approximately 98 feet to where the vehicle and material movements would be happening.

Mr. Schaefer asked where the loading dock would be.

Abby Heckman pointed to the loading areas shown on the plan provided.

Mr. Buchanan asked what buildings would be built first.

Dave Monahan stated that building construction costs would be a deciding factor, but they intend to build building D and then one other building either building C or A.

Mr. Schaefer asked regardless of what buildings you end up building, would you build the road and drive first.

Dave Monahan stated yes for access to the buildings. He asked Jill Guth to come up and speak to the development.

Jill Guth, owner and managing broker of Guth and Associates, stated she has known Dave for 5 to 7 years. During that time The Brush Man has been very successful on the west side of Mahomet. They have looked very diligently on ways to keep them in Mahomet as they are an employment source. They heard Banko was for sale, they put them together with Dave and was able to save the Banko business. If they weren't sold, they were going to close the business. Dave bought 10 acres and a business and needs to build new buildings for his company. In order to make that cash flow there was more land than what would be needed for The Brush Man and there is a need for flex warehouse space in Mahomet. This is not industrial, this is similar to what you see at the corner of Springfield and Staley, which are very attractive units. Sometimes they are offices, fitness centers, contractor services where they can park their van inside at night. Typically, it is a very lowkey use, it is not mini self-storage. Limited traffic and no outdoor storage. It is a good use for the property and Dave is very sensitive to the residential neighbors to make sure it looks attractive, and the lighting is low at night. Mahomet is missing the market for this type of use.

Mr. Buchanan stated that trash enclosures need to be shown and a shared mailbox location.

Abby Heckman stated Village rules require dumpster and other trash storage to be screened from view.

Mr. DeAtley asked if there were members of the public that would like to speak to the case.

Joe Chamley asked Dave Monahan and Jill Guth if they swore the testimony, they gave is the truth. Dave Monahan and Jill Guth said yes.

Brian Metzger, 203 Ranch Lane, stated he and his wife live directly adjacent to the site. He stated that he did not believe an appropriate buffer had been provided. He would like more in writing on what would be planted there, location size and type of plantings. He stated the previous owner planted twigs and more than half are dead, and they were planted too close to the property line. He hopes the existing trees can be cleaned up. He stated it is unfortunate that the tallest building is planned behind his house. He asked if the building height can be lowered.

Dave Monahan stated the building could not be lowered as the height is based on getting the most use out of the building footprint from a racking standpoint. There are retaining walls shown on the plans for grade purposes.

Mr. Buchanan asked if a fence would be preferred instead of or as a supplement to the landscaping.

Dave Monahan stated that he was not opposed to a fence.

Brian Metzger stated that if the back of the building is plain as indicated then a fence isn't necessary as greenery back there to break it up would be more beneficial to us.

Dave Monahan stated he wasn't sure which trees had been there and which were planted by the previous owner.

Brian Metzger stated he could meet out there to point out which trees are which.

Dave Monahan stated they may be able to plant some larger trees in that area.

Brian Metzger stated he wanted it in writing as the previous owner never followed through.

Abby Heckman stated that on the preliminary plan that was submitted it shows a retaining wall behind building D that is 3.5 feet in height, therefore the building would be at least 3.5 feet lower than the top of the retaining wall and the building would appear 3.5 feet lower.

Brian Metzger asked if the back of the building would be lit.

Dave Monahan stated the lights would be shielded for the whole site.

Brian Metzger asked about the trash.

Dave Monahan stated that depending on the size of the unit, some could just use individual trash totes but there will be a need for a screened dumpster area.

Jill Guth stated that the uses can vary, and some will likely have very little trash needs.

Brain Metzger asked about hours of operation and car lights.

Dave Monahan stated that car lights would be blocked by the buildings and the likely hours would be 8am to 10pm as they have already had inquiries about indoor batting cages.

Joe Chamley asked Bridgette Moen if she swore to tell the truth. Bridgette said yes.

Bridgette Moen, Planning Director for the Champaign County Forest Preserve District, speaking on behalf on their staff. She stated that she understands the plans provided are preliminary and there will likely be more scrutiny as this moves through the subdivision process. There is an existing dry detention basin on the property, and we see a lot of runoff from this lot into Elks Lake which is directly across the street. They have concerns as there will be significantly more impervious surface with this development and they want to make sure the proposed drainage area is appropriately sized and that the water is getting to the detention area and not shedding into Elks Lake and causing potential water quality concerns. Also if the detention area will be something other than mowed turf grass they would encourage the use of native species as to prevent invasive species from jumping over into the forest preserve. They also appreciate the notes related to dark sky lighting.

Joe Chamley asked Josiah Vaughn if he swore to tell the truth. Josiah said yes.

Josiah Vaughn, 210 S Lake of the Woods Road, stated his concern is that he has small children that play outside a lot. With the last project, when they filled the lake, they experienced a lot of dirt, dust and poor air quality. He wanted to bring that up in the hopes that this project will take better care and mitigate those issues when moving dirt. The existing tree line will not provide enough block for the head in parking toward my house. The parking spaces point into their house.

Mr. DeAtley stated that if the access road and parking spaces could be flipped then they would face the commercial building instead of the home.

Bryan Bradshaw, project engineer, stated that could possibly be done but they may want to consider a fence instead of the trees in that location.

Dave Monahan asked Josiah Vaughn if the fence would offer him an advantage over the trees.

Josiah Vaughn stated the fence would be a good way to keep the business and their backyard activities separated.

Joe Chamley asked Adam Kimball if he swore to tell the truth. Adam said yes.

Adam Kimball, 1103 Farm Lake Drive, stated he and his wife Jodie have a couple of storage developments in the area. One off of Prairieview Road with 50,000 square feet of self-storage, 10,000 of flex warehouse space allowed. They went through this process for a conditional use permit. The other is in the County with another 50,000 square feet of space there. He asked for the difference between this and self-storage.

Dave Monahan stated they would all likely have individual HVAC, bathroom and office area.

Adam Kimball stated he recommended a condition be added that the use is not for general storage and the units will have amenities in each unit. He and his wife have done feasibility studies on the storage two years ago and when the study was done it stated that Mahomet could handle 25,000 square feet of storage which was their

first phase. We don't want to overload the community with storage. Has there been a feasibility study for this site.

Jill Guth stated Dave Monahan is relying on my 35 years of expertise in the community and I see a need. Typically, when someone comes calling saying they want to lease a space, they don't always want a conditioned warehouse, they are fine with it not being heated or are fine with radiant heat so I would caution requiring the space to be fully conditioned. Sometimes it isn't needed and only the office and bathroom would be conditioned.

Brain Metzger stated he wanted to make sure there was a condition related to the trees.

Mr. Buchanan stated that he understood the neighbor's concerns as the previous owner dropped the ball with the previous conditional use.

Schaefer moved to close the public hearing. Buzicky seconded the motion. ROLL CALL. 5-0. The public hearing was closed.

ZA2024-03: STEVEN W ANDERSON TRUST

A RESOLUTION CONCERNING A REZONING FOR 4.51± ACRES OF LAND FROM R-1A SINGLE-FAMILY RESIDENTIAL TO C-3 PLANNED COMMERCIAL LOCATED ON THE WEST SIDE OF THE S DIVISION STREET (IL 47) AND FAWN DRIVE INTERSECTION, COMMONLY KNOWN AS 1405 S DIVISION STREET

Mr. DeAtley asked staff to give a summary of the case.

Joe Chamley asked Abby Heckman if she swore to tell the truth. Abby Heckman said yes.

Abby Heckman went over the staff report that was posted online with the meeting information packet.

Mr. Buchanan asked if there used to be a field entrance where the new entrance was located.

Steven Anderson stated yes, there is a large culvert that was already in place there.

Mr. DeAtley asked if there were any questions for staff.

Mr. Buzicky asked for clarification of the business operations.

Joe Chamley asked Steven Anderson if he swore to tell the truth. Steven Anderson said yes.

Steven Anderson stated they would like to add on to the existing building and put their offices in there at some point. They will need to deal with the sanitary. There is a small maintenance shop, construction equipment and a few gravel trucks and office space. They currently have an office at our home that he would like to move out to this location at some point. No other office staff at this time other than him and his wife.

Mr. Buzicky asked what would be stored in the gravel area.

Steven Anderson stated that most of their equipment is left on the job site. There are usually 4 to 5 different job sites that we would be working on at the same time. Most of the equipment is left on the sites, even in the wintertime. The gravel area would hold miscellaneous equipment. He stated concrete is shown on the drives

coming in and on the site which should eliminate the dust issue. He installed a berm and six (6) foot tall fence along the front to block the view of the business activity from the road.

Mr. Buzicky asked if the neighbors were notified.

Abby Heckman stated courtesy notices were mailed to properties within 250 feet of the boundary of the property. She stated that staff felt like leaving the residence on the same property as the business would provide a buffer. The resident would be a tenant, and, in their lease, they could be clear about what is happening on the rest of the site. Staff didn't want to leave that open to where it could be subdivided off and sold separately.

Joe Chamley asked Jenny Witovich if she swore to tell the truth. Jenny stated yes.

Jenny Witovich stated she was speaking on behalf of her mother Janice Mills who is the homeowner of 1305 S Division Street which is the lot directly north. She stated that she and her husband are living with her mother to help take care of her. She stated that the Andersons have been wonderful neighbors to us and have been very considerate about keeping the dust down and like was mentioned, they put fencing and trees along the lane along the north too. She asked what the future plans are for expansion and would there be an increase in traffic.

Steven Anderson stated that there would eventually be 10 to 20 percent more traffic than what they are currently doing. They are not looking to have a lot of staff on site so I think it will be very similar to what you are seeing now. An increase would be for the office space.

Jenny Witovich asked if the increase in impervious surface would be an issue.

Abby Heckman stated that this is at the zoning level and the project is not yet at the site development level. Their next step would be a site development plan review which is not something that goes before this commission, it is staff administered. Part of the site plan review includes a stormwater review so they will have to comply with Village requirements for stormwater. I briefly spoke with our contract engineer related to the stormwater and he thought it was reasonable for the owner to modify the existing basin in order to be able to accept any additional stormwater runoff. Staff would make sure that the outlet for the basin was sized appropriately and the basin was sized to take the additional runoff from the concrete.

Mr. DeAtley stated that the Mills property was approximately ten (10) feet higher than the Anderson property and the water flows to the south not toward the Mills property.

Mr. Briney asked if there will be fuel or petroleum storage tanks on the site.

Steven Anderson stated they have a 1,000 gallon diesel tank and it is contained in a concrete retention area that has a pit and emergency way to remove that through the pit.

Mr. DeAtley stated those types of systems are allowed by law so that the fuel doesn't contaminate the property.

Buchanan moved to close the public hearing. Schaefer seconded the motion. ROLL CALL. 5-0. The public hearing was closed.

RESOLUTIONS and MOTIONS (TO BE ACTED UPON):

CU2024-01: MONAHAN FREEDY PROPERTIES, LLC

A RESOLUTION CONCERNING A CONDITIONAL USE PERMIT TO ESTABLISH MIXED USE COMMERCIAL WITH FLEXIBLE OFFICE / WAREHOUSING IN COMPLETELY ENCLOSED STRUCTURES ON 9.4± ACRES OF LAND ZONED C-2 GENERAL COMMERCIAL LOCATED ON THE SOUTH SIDE OF S. LAKE OF THE WOODS ROAD APPROXIMATELY 700 FT EAST OF SUGAR LANE, COMMONLY KNOWN AS 214 S LAKE OF THE WOODS ROAD

Mr. Buzicky stated he wanted to discuss trees, fence, lights and the storage definition.

Abby Heckman stated part of the staff recommendation, number two (2) on the memo and the resolution talks about site landscaping. There is a Sangamon Valley Public Water District easement shown on the plans and staff wanted to build in flexibility to allow a fence or the trees in the area of that particular easement because we are not a level yet where Sangamon Valley has given us any comments related to the easement. Staff were already anticipating the need to possibly substitute trees for fencing in that location.

The Commission and staff discussed fence buffering and landscaping.

Mr. Buzicky asked if there were no existing trees behind building D.

Brian Metzger stated there are some existing trees.

Mr. DeAtley stated there are some nice trees and some that are dead or not in good shape.

The Commission, staff and the applicant discussed fence buffering, landscaping, site layout and storage.

The Commission, staff and Village Attorney discussed language for conditions.

Abby Heckman asked the applicant if the intention was to have the units run from the front to the back of the building or were you planning to have a center wall with units on both sides.

Jill Guth stated that the whole point of flex office is that you build a building and run plumbing and have a gravel floor. Once the spaces are leased, they will determine where the demising walls go and whether they want bathrooms or other features inside. It is all based on who comes to the table.

Mr. Schaefer stated the units should be subbed out for water and sanitary so that the units have the option to connect.

Abby Heckman stated the petitioner has stated they have no intension to install lighting other than what is installed on the buildings. If the Commission feels that is something important then it should be a condition as the zoning rules would allow post lights. Shielded lighting is required by the zoning ordinance. A street light will likely be required at the intersection with Lake of the Woods Road for safety purposes but that is street lighting not private property lighting.

Joe Chamley stated he has heard the conditions as follows: Number one (1): Plant and maintain appropriate tree screening along the entire length of the northeast property line with the plan approved by staff. Number two (2): Fence screening at the north corner adjacent to 210 S Lake of the Woods Road. I have also heard no outdoor storage.

Mr. DeAtley asked if the Commission agreed with the conditions presented by Joe Chamley.

Abby Heckman suggested that no mini self-storage be allowed. I don't think it would hurt to restate it.

The Commission, staff and the applicant discussed the mini self-storage use.

Mr. Buchanan asked if Village Ordinances would prohibit anyone from living in these units, such as living in a motorhome that is stored there.

Abby Heckman stated living in the units would not be allowed by ordinance.

Mr. DeAtley read through the findings of fact. The Commission discussed the findings of fact.

Mr. Schaefer stated he wanted to thank the owner for working with the neighbors.

Buchanan moved to recommend granting CU2024-01 with the findings of fact as stated. Schaefer seconded the motion. ROLL CALL. 5-0. Motion Passed.

BE IT THEREFORE RESOLVED this 2nd day of April, 2024 by the Plan and Zoning Commission of the Village of Mahomet that:

- A. The Plan and Zoning Commission does hereby recommend the Board of Trustees **GRANT** the requested Conditional Use Permit for a mixed use commercial development with flexible office / warehousing in completely enclosed structures at the above described property.
- B. The Plan and Zoning Commission does hereby further state that the conditional use shall be subject to the following conditions:
 1. Site development must substantially comply with the Conditional Use Site Plan as presented to the PZC and attached as exhibit A.
 2. Site landscaping must substantially comply with the landscaping as shown on Conditional Use Site Plan (exhibit A) with the option to install an 8 ft privacy fence in the area of the easement along the north and east boundary of the parking area for building "C" instead of the trees as shown. Plant and maintain tree screening along the entire length of the northeast property line. Landscaping and screening plan to be approved by Village staff.
 3. Only exterior lighting fixtures that are full cut-off / fully shielded which minimizes skyglow, glare and light trespass shall be permitted.
 4. A shared user monument style sign of up to 75 square feet in area and a maximum of 6 ft in height may be located on lot 101. If a shared user sign is located on lot 101 then no other freestanding signage shall be allowed on lot 101. One (1) shared user sign of up to 50 sq ft may be located on both lots 103 and 105 or as an alternative to shared freestanding signage, one (1) shared user wall sign may be located on the north face of building "B". No individual freestanding signage shall be permitted when there is an existing shared user freestanding sign on the same lot.
 5. The site must obtain Site Development Plan approval prior to the start of any site construction and be fully compliant prior to any new building permit application or occupancy permit application.
 6. Subdivision construction plan and final plat approval must be obtained and the plat must be recorded prior to the issuance of an occupancy for any new building on the site.
 7. All portions of the site shall be located within 300 feet of a fire hydrant.
 8. All activities must be carried out in accordance with the appropriate Village, State, and Federal permits and rules and regulations. Any conflicts between the permit applications and the Site Plan must be resolved with the appropriate agencies.

9. The site must comply with all applicable provisions of the Zoning Ordinance.
 10. Privacy fence screening must be installed and maintained by the owner / developer along the north and east property lines adjacent to 210 S Lake of the Woods Road.
 11. No outdoor storage of materials shall be permitted.
 12. No mini-self storage uses shall be permitted.
- C. The Plan and Zoning Commission does hereby confirm the following findings of fact regarding the requested Conditional Use Permit:
- a. The establishment, maintenance, or operation of the Conditional Use **WILL NOT** be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
 - b. The conditional use **WILL** be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property values within the neighborhood;
 - c. The establishment of the conditional use **WILL NOT** impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - d. Adequate utilities, access roads, drainage, and/or other necessary facilities **WILL** be provided;
 - e. The conditional use **DOES** in all other respects conform to the applicable regulations of the district in which it is located;
 - f. There **IS** a public necessity for the conditional use at this site;
 - g. The proposed conditional use **DOES** conform with the intent of the Village Comprehensive Plan.
 - h. The proposed conditional use **WILL** be compatible with the established land use pattern in the vicinity.
 - i. The site **IS** suitable for the proposed conditional use.
 - j. The proposed conditional use **WILL NOT** significantly adversely impact existing traffic patterns.
 - k. Adequate facilities for municipal water supply and wastewater disposal **ARE** available for the site.
 - l. Adequate provisions for stormwater drainage **ARE** available for the site.
 - m. The proposed conditional use **WILL NOT** adversely impact police protection, fire protection, schools, or public facilities.
 - n. The proposed conditional use **WILL NOT** conflict with existing public commitments for planned public improvements.
 - o. The proposed conditional use **WILL NOT** preserve the essential character of the neighborhood in which it is located.
 - p. The proposed conditional use **WILL NOT** alter the population density pattern and **WILL NOT** adversely impact public facilities.
 - q. The proposed conditional use **WILL** result in private investment that will be beneficial to the proper development of the community.
- D. The approval recommended above shall be subject to the fulfillment of the conditions set forth in Item B above. In the event that these conditions are not fulfilled, the Conditional Use Permit may become void and no occupancy permit for the project may be issued, or the occupancy permit previously issued may be revoked.

ZA2024-03: STEVEN W ANDERSON TRUST
A RESOLUTION CONCERNING A REZONING FOR 4.51± ACRES OF LAND FROM R-1A SINGLE-FAMILY RESIDENTIAL TO C-3 PLANNED COMMERCIAL LOCATED ON THE WEST SIDE OF THE S DIVISION STREET (IL 47) AND FAWN DRIVE INTERSECTION, COMMONLY KNOWN AS 1405 S DIVISION STREET

Mr. DeAltey asked if there was additional discussion on the case.

Mr. Buzicky wanted to make sure there was only the intention to store equipment from one (1) business.

The Commission and staff discussed sidewalks. The Commission stated they were comfortable with striking the sidewalk requirement, number 3 in the draft resolution.

Mr. DeAtley went through the draft resolution findings of fact.

Buchanan moved to recommend granting ZA2024-03 with the findings of fact as stated. Buzicky seconded the motion. ROLL CALL. 5-0. Motion Passed.

BE IT THEREFORE RESOLVED this 2nd day of April, 2024 by the Plan and Zoning Commission of the Village of Mahomet that:

- A. The Plan and Zoning Commission does hereby recommend that the following requirements be established for the C-3 zoning district at this location:
1. Substantial compliance with the Site Plan for the property as prepared by Precision Engineering Group as presented to the PZC and attached hereto as Exhibit A.
 2. Establishment of the Permissive and Conditional Uses as set forth on the Allowable Uses for Steven W Anderson Trust Commercial Site as presented to the PZC and attached hereto as Exhibit B.
 3. Determination by the Village Engineer of feasibility of extension of sanitary sewers to the site. If the Village Engineer determines extension is not feasible, a septic system which appropriately permitted must be installed to accommodate the business activity.
 4. Determination by the Village Engineer of feasibility of extension of watermain to the site. If the Village Engineer determines extension of watermain is not feasible then a service connection which is permitted by the Village must be installed to accommodate the business activity.
- B. The Plan and Zoning Commission does hereby further set forth the following findings of fact concerning the requested zoning amendment:
1. The procedural requirements for zoning establishment or amendment **HAVE** been met.
 2. The proposed zoning **DOES** conform with the intent of the Village Comprehensive Plan.
 3. The proposed zoning **IS** consistent with the proposed use of the site.
 4. The proposed zoning **WILL** be compatible with the established land use pattern in the vicinity.
 5. The proposed zoning **DOES NOT** create an isolated, unrelated zoning district.
 6. The site **IS** suitable for the uses allowed in the proposed zoning district.
 7. The proposed zoning **WILL** be consistent with the health, safety and general welfare of the public.
 8. Major land uses in the neighborhood **HAVE** changed since zoning was applied to this site.
 9. The proposed zoning **IS** consistent with the existing zoning designations in the surrounding area.
 10. The proposed zoning **WILL NOT** be contrary to the original purpose and intent of the Zoning Ordinance.
 11. The proposed zoning **WILL NOT** be injurious to the use and enjoyment of adjacent properties.
 12. The proposed zoning **WILL** promote the orderly development of the site and surrounding properties.
 13. The proposed zoning **WILL NOT** significantly adversely impact existing traffic patterns.
 14. Adequate facilities for municipal water supply **IS** available for the site.
 15. Adequate provisions for stormwater drainage **ARE** available for this site.
 16. The proposed zoning **WILL NOT** adversely impact police protection or fire protection.

17. The proposed zoning **WILL NOT** significantly adversely impact schools or other public facilities.
18. The proposed zoning **WILL NOT** conflict with existing public commitments for planned public improvements.
19. The proposed zoning **WILL NOT** adversely influence living conditions in the immediate vicinity.
20. The proposed zoning **WILL** preserve the essential character of the neighborhood in which it is located.
21. The proposed change **WILL NOT** significantly alter the population density pattern.
22. The value of adjacent property **WILL NOT** be diminished by the proposed zoning.
23. The proposed zoning **WILL** enhance the value of the petitioner's property.
24. The proposed zoning **WILL NOT** constitute an entering wedge affecting the use or development of adjacent property.
25. If denied, the petitioner **WILL** suffer deterioration to his or her property value.
26. The proposed zoning **DOES NOT** correct an error in the original zoning of this site.
27. **NOT APPLICABLE** - If the property is currently vacant, the length of time the property has remained vacant as zoned **HAS / HAS NOT** been considered in the context of land development in the area and in the vicinity of the subject property.
28. The proposed change in zoning **WILL** result in private investment that would be beneficial to the development or redevelopment of a ~~vacant~~ property or deteriorated neighborhood.
29. There **IS** a need in the community for additional land within the requested zoning district.
30. The proposed zoning **WILL NOT** adversely impact agricultural farming operations in the vicinity of this site.
31. The proposed rezoning **IS** consistent with Village Comprehensive Plan policies concerning the protection of prime farmland when appropriate.
32. The proposed rezoning **WILL NOT** result in long term adverse environmental consequences to natural areas and wildlife habitat.
33. The LaSalle / Sinclair Factors for evaluation of zoning decisions **HAVE** been considered during the review of this proposed rezoning request.
34. Adequate facilities for municipal sanitary sewage disposal **MAY BE** available for the site.

C. The Plan and Zoning Commission does hereby recommend that the Board of Trustees of the Village of Mahomet **GRANT** the requested zoning amendment from the R-1A Single-Family Residential District to the C-3 Planned Commercial District for the above-described property with the requirements and findings of fact as stated above.

MAP2023-03: LIVING WORD OMEGA MESSAGE CHURCH SUBDIVISION (FINAL PLAT - REVISION)
A RESOLUTION CONCERNING A FINAL PLAT FOR LIVING WORD OMEGA MESSAGE CHURCH SUBDIVISION ON
45.04± ACRES OF LAND LOCATED ON THE EAST SIDE OF LOMBARD STREET (IL ROUTE 47) AND ON THE SOUTH
SIDE OF THORNEWOOD DRIVE

Abby Heckman stated that this subdivision was presented to the Commission last fall, but they have made one (1) revision to the plat. They have reduced the lots from four (4) to three (3) lots. Information from the staff memo was presented and she went over the layout of the plat.

Mr. DeAtley asked if lot 3 resubdivided into multiple lots would they be able to only access through Ravenwood Drive or would they need to have an access on IL 47.

Abby Heckman stated they would have to have primary access from IL 47 but having a secondary connection through Ravenwood Drive.

Mr. DeAtley stated that the draft resolution is in the packet.

Abby Heckman stated the resolution is prepared as the Commission adopted it previously with the same waivers so the Commission would need to direct staff to make any changes if necessary.

Schaefer moved to approve MAP2023-04 with the findings of fact as presented. Buzicky seconded the motion. ROLL CALL. 5-0. Motion Passed.

BE IT THEREFORE RESOLVED this 2nd day of April, 2024, by the Plan and Zoning Commission of the Village of Mahomet, that:

- A. The Plan and Zoning Commission does hereby recommend **APPROVAL** of the Final Plat for the **Living Word Omega Message Church Subdivision** upon completion of modifications identified by the Village staff and does hereby authorize the Chairman to sign the said Final Plat upon completion of said modifications.
- B. The Plan and Zoning Commission does hereby further recommend the following actions concerning waivers from the standards and procedures of the Subdivision Ordinance requested for the Final Plat of **Living Word Omega Message Church Subdivision**:
 - 1. **GRANT** Waiver of the requirement to submit an Area General Plan.
 - 2. **GRANT** Waiver of the requirement to submit a Preliminary Plat.
 - 3. **GRANT** Waiver to allow deferral of the extension of water mains.
 - 4. **GRANT** Waiver to allow deferral of the extension of sanitary sewer.
 - 5. **GRANT** Waiver to allow deferral of the stormwater drainage improvements.
 - 6. **GRANT** Waiver to allow deferral of a Stormwater Management Plan.
 - 7. **GRANT** Waiver to allow deferral of the installation of sidewalks along Lombard Street (IL Route 47).
 - 8. **GRANT** Waiver to allow deferral of the installation of right-of-way lighting along Lombard Street (IL Route 47).
 - 9. **GRANT** Waiver to allow the use of an existing on-site wastewater disposal system for lot 2 until such time when sanitary sewer is extended to the lot.
- C. The approval of the Final Plat recommended above is further subject to the following conditions:
 - 1. Submission of all supporting documentation in proper form

2. The approval of the Final Plat recommended above is further subject to the review and approval of the Final Plat and supporting documents as applicable by other relevant agencies and utility service providers.
 3. Compliance with the Thornewood Drive reimbursement requirement of the Thornewood Development Agreement (recorded as document 2021R06798) or an alternative scenario as agreed upon by the Village, Thornewood developer and the land owner.
 4. In the event that the modifications to the Final Plat are not completed, the outside agency reviews are not completed, all supporting documents are not submitted in final form, or the conditions set forth above are not met within sixty (60) days from the date of approval by the Board of Trustees, the approvals recommended herein shall be null and void.
- D. It is further directed that this approval recommendation shall not be valid until such time as compliance with the Thornewood Drive reimbursement requirement has been achieved or an alternative scenario agreed upon by the parties has been reached. Accordingly, this recommendation shall be withheld and shall not be presented to the Board of Trustees until compliance has been achieved or an alternative scenario is agreed upon by the parties. The following additional conditions apply:
1. The applicant shall have 180 days to achieve compliance.
 2. If compliance is achieved the recommendation for approval above shall remain valid and the subdivision shall be forwarded to the Board of Trustees for consideration.
 3. If compliance is not achieved the recommendation for approval here in shall be null and void. Under such circumstances the Plan and Zoning Commission recommends denial of the Living Word Omega Message Church Subdivision and does hereby authorize the Chairman to sign said Final Plat indicating a recommendation for denial.

COMMISSIONER / STAFF COMMENTS: NEXT PZC MEETING – Tuesday May 7, 2024

Patrick Brown stated this is the month that the Commission gets paid for the year.

ADJOURN:

DeAtley moved to adjourn the meeting. Buchanan seconded the motion. ROLL CALL. 5-0. The meeting was adjourned at 8:40pm.

Respectfully,
Abby Heckman, Village Planner