

PLAN AND ZONING COMMISSION
MEETING MINUTES - DRAFT
August 1, 2023

CALL TO ORDER: The meeting was called to order at 6:00pm on Tuesday August 1, 2023.

ROLL CALL:

Members Present: Bob Buchanan, Mike Buzicky, Robert DeAtley and Philip Schaefer

Members Absent: Steve Briney and Mandi Simeone

Others Present: Village Administrator Patrick Brown and Planner Abby Heckman.

PUBLIC COMMENT: Mr. DeAtley asked if there were any public comments related to items that are not on the agenda and no one came forward. Abby Heckman stated staff received no written comments.

MINUTES: June 6, 2023 and July 10, 2023

Mr. DeAtley suggested a change to the June minutes to include the word previously.

Buchanan moved to approve the June 6, 2023 and July 10, 2023 minutes with the correction stated. Schaefer seconded the motion. ROLL CALL. 4-0. Motion Passed.

RESOLUTIONS and MOTIONS (TO BE ACTED UPON):

VAR2023-02: PH204 LOMBARD LLC

A RESOLUTION CONCERNING VARIANCE REQUESTS RELATING TO MINIMUM SETBACKS FOR PARKING SPACES/DRIVE LANES AND MINIMUM REAR YARD SETBACK ON 0.6± ACRE OF LAND ZONED C-2 GENERAL COMMERCIAL LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF N LOMBARD STREET (IL-47) AND EASTWOOD DRIVE (204 N LOMBARD STREET)

Abby Heckman presented information from the case report. The public hearing will be held before the Board of Appeals and at the time of this case report the date had not been set. The BOA meeting date for the public hearing will be Tuesday August 29, 2023 at 6:00pm. The owner is looking to prep the land for development, no development plan or site design has been submitted. The petitioner's are in the audience if you have questions.

Abby Heckman went over zoning requirements for setbacks.

Mr. Buchanan asked if the property owner to the east had made any comments.

Abby Heckman stated no not specifically about the variance requests, but the owner is aware of the site being prepped for development because there have been conversations between owners about possibly sharing detention. The property to the east will be mailed a courtesy notice prior to the public hearing so they will have an opportunity to make comments.

Patrick Brown stated the lot is one of the most desirable places in the Village and everyone that the owner has talked to has run into challenges with development due to the size. The Village wants the site to develop so it is cleaned up.

Abby Heckman and the Commission discussed zoning requirements that apply to the site and adjacent right-of-way. The property has sat undeveloped for so long because there were some environmental issues with the gas station that previously operated there that had to be resolved. Those issues have been resolved so it can now be developed.

Mr. DeAtley went through the findings of fact and asked that commissioners speak up if they do not agree.

Schaefer moved to grant VAR2023-02 with the findings of fact as stated below. Buchanan seconded the motion.
ROLL CALL. 4-0. Motion Passed.

BE IT THEREFORE RESOLVED this 1st day of August, 2023 by the Plan and Zoning Commission of the Village of Mahomet that:

- 1) The Plan and Zoning Commission sets forth the following findings of fact concerning the requested variances;
 - A. That the special circumstances or conditions applying to the land or building for which the variances are sought are:
 1. Size and geometry of property.
 2. Additional right-of-way was obtained by both the Village of Mahomet and IDOT from this property which reduced the size of the property.
 - B. That concerning the variances requested:
 1. There **ARE** special circumstances or conditions applying to the land or building for which the variances are sought; and,
 2. The said special circumstances or conditions **ARE** peculiar to such land or buildings and do not apply generally to land or buildings in this neighborhood; and,
 3. The said special circumstances or conditions **ARE** such that the strict application of the provisions of the Zoning Ordinance could deprive the applicant of the reasonable use of such land and building; and,
 4. The granting of the requested variances **ARE** necessary for the reasonable use of the land and building; and,
 5. The variances requested **ARE** the minimum variances that will accomplish this purpose; and,
 6. The granting of the requested variances **WILL** be in harmony with the general purpose and intent of the Zoning Ordinance; and,
 7. The requested variances **WILL NOT** be injurious to the neighborhood or otherwise detrimental to the public welfare; and,
 8. The requested variances **WILL NOT** be in conflict with the Comprehensive Plan.
- 2) The granting of the variances, if approved, shall be subject to the following conditions: N/A
- 3) The Plan and Zoning Commission does hereby recommend that the Zoning Board of Appeals of the Village of Mahomet **GRANT** the requested variance to reduce the required parking lot setback from 10 feet to zero for parking spaces and drive lane circulation. (§152.108 (E)(1)).
- 4) The Plan and Zoning Commission does hereby recommend that the Zoning Board of Appeals of the Village of Mahomet **GRANT** the requested variance to reduce the minimum rear yard setback from 25 feet to zero in the C-2 district. (§152.090 C-2).

COMMISSIONER / STAFF COMMENTS: NEXT PZC MEETING – SEPTEMBER 5, 2023

Abby Heckman asked the Commission to let staff know if you cannot attend on September 5. It is the day after the holiday.

Mr. Buchanan asked if there were any cases for September.

Abby Heckman stated nothing had been filed but the deadline has not passed yet.

ADJOURN:

Buchanan moved to adjourn the meeting. Schaefer seconded the motion. ROLL CALL. 4-0. The meeting was adjourned at 6:19pm.

Respectfully,
Abby Heckman, Planner

DRAFT