

PLAN AND ZONING COMMISSION
MEETING MINUTES
January 7, 2020

CALL TO ORDER: The Plan and Zoning Commission called the meeting to order at 7:00pm on Tuesday January 7, 2020.

ROLL CALL:

Members Present: Jay Roloff, Steve Briney, Mike Buzicky, Bob Buchanan, Robert DeAtley, and Earl Seamands.

Members Absent: Damian Spencer.

Others Present: Village Attorney Joe Chamley and Planner Abby Heckman.

PUBLIC COMMENT: No one came forward.

REVIEW/APPROVE MINUTES: December 3, 2019

Abby Heckman stated that it was staff's intention to provide the minutes at the meeting for the commission to review but the minutes are at least 20 pages and there would have been no way for the commission to review those in such short notice. She stated that the minutes would be provided with the next meeting packet.

Mr. Roloff asked if there needed to be a motion continuing the minutes.

Joe Chamley stated there was no need to vote and that it can just move to the next meeting.

PUBLIC HEARINGS:

CU2018-02 (AMENDMENT): EASTWOOD CENTER (804 EASTWOOD LLC, OWNER/PETITIONER)

A RESOLUTION CONCERNING AN AMENDMENT TO AN APPROVED MIXED-USE COMMERCIAL CONDITIONAL USE PERMIT RELATED TO FREESTANDING SIGNAGE ON 3± ACRES OF LAND ZONED C-2 GENERAL COMMERCIAL, COMMONLY KNOWN AS EASTWOOD CENTER AT 804 EASTWOOD DRIVE, MAHOMET IL

Abby Heckman went over information in the staff memo. She stated signage was addressed in the existing conditional use permit and the current request is related to amending signage requirements for freestanding signage along Eastwood Drive.

BJ Lytle with Fairlawn Real Estate, 2500 Galen Drive, stated that part of their lease agreement with CVS and ACE states they are to have signage on a pylon sign. They had thought they would be able to obtain an agreement for a sign along IL 47 but that is not happening, but they still need to satisfy their lease agreements. He went over the design of the new sign.

Mr. Roloff asked if there would be only Ace and CVS on the sign.

BJ Lytle stated that yes, they are only planning on two (2) tenants utilizing the sign at this time.

The commission and staff discussed how the proposed condition was worded and the implications on future use.

Joe Chamley stated the way the condition is worded doesn't specify how many tenants can utilize the signage.

Abby Heckman stated the wording allowed for future flexibility so that they don't have to come back for approval if their tenants change.

Mr. DeAtley stated he is a member of the church that is located in Eastwood Center. He expressed the Church's frustration that they won't be able to utilize the sign for their use. He stated that he thought what was proposed is an improvement to what is out there now and agrees that the proposed sign would help with sightline issues. He stated he intends to abstain because of his church membership.

BJ Lytle stated some tenants have signage square footage in their leases. He discussed challenges with adding lots of names to the sign. He stated that on a pylon sign it could start to look messy with lots of businesses on the sign. He stated that fortunately for Eastwood there is a lot of signage on the building. He discussed possible signage on the rear of the building.

Briney moved to close the public hearing for CU2018-02 (AMENDMENT). Buzicky seconded the motion. ROLL CALL. 6-0. Motion Passed.

ORDINANCES, RESOLUTIONS and MOTIONS (TO BE ACTED UPON):

CU2018-02 (AMENDMENT): EASTWOOD CENTER (804 EASTWOOD LLC, OWNER/PETITIONER)

A RESOLUTION CONCERNING AN AMENDMENT TO AN APPROVED MIXED-USE COMMERCIAL CONDITIONAL USE PERMIT RELATED TO FREESTANDING SIGNAGE ON 3± ACRES OF LAND ZONED C-2 GENERAL COMMERCIAL, COMMONLY KNOWN AS EASTWOOD CENTER AT 804 EASTWOOD DRIVE, MAHOMET IL

Mr. Roloff went through the findings of fact.

Joe Chamley stated he wanted to be clear that there is already a conditional use on the property, and that this is a specific amendment. He went over resolution language.

Mr. DeAtley asked about land contamination in the area and asked if this property was affected.

Abby Heckman stated staff would verify if the contamination is an issue prior to issuance of any permits.

Buzicky moved to recommend approval of CU2018-02 (AMENDMENT) with the findings of fact as stated below. Briney seconded the motion. ROLL CALL. 5-0-1. DeAtley abstained. Motion Passed.

BE IT THEREFORE RESOLVED this 7th day of January, 2020 by the Plan and Zoning Commission of the Village of Mahomet that:

1. The Plan and Zoning Commission does hereby recommend the Board of Trustees **GRANT** the requested Conditional Use Permit amendment for a mixed-use development at the above described property.
2. The Plan and Zoning Commission does hereby further state that the conditional use amendment shall be subject to the following conditions:
 - a. EXISTING CONDITION AMENDMENT (BOT Resolution 18-09-02 - 2b): One (1) shared user freestanding sign is allowed along the frontage of Eastwood Drive. The sign may include up to 60 square feet for tenant signage. Any existing freestanding signage along Eastwood Drive frontage must be removed prior to placement of the shared user sign, as stated above. The sign shall be

constructed in the style and size as shown on the attached Exhibit A and shall not exceed the height and width as shown on the attached Exhibit A.

- b. *Exact placement of the freestanding signs will be evaluated by Village staff for safety and compliance with other applicable sign provisions in the Zoning Ordinance.*
- c. *All activities must be carried out in accordance with the appropriate Village, State, and Federal permits and rules and regulations.*
- d. *Unless specified herein, the site must comply with all applicable provisions of the Zoning Ordinance.*

3. The Plan and Zoning Commission does hereby confirm the following findings of fact regarding the requested Conditional Use Permit amendment:

- 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 NOT** 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** preserve the essential character of the neighborhood in which it is located.
- p. The proposed conditional use **WILL NOT** alter the population density pattern 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.
- r. Provision 2b of the previously approved Conditional Use Permit is replaced with the new condition 2a as stated above in this resolution.

4. The approval recommended above shall be subject to the fulfillment of the conditions set forth in Item 2 above. In the event that these conditions are not fulfilled, the Conditional Use Permit shall become void

and no occupancy permit for the project may be issued, or the occupancy permit previously issued may be revoked.

COMMISSIONER / STAFF COMMENTS:

Abby Heckman stated that there would be lots of minutes for review prior to the next meeting.

Mr. Seamands asked about other businesses going in the Eastwood Center.

BJ Lytle stated that there is a quick service restaurant going in next to CVS.

Abby Heckman stated the business had been into the office and is working on the inside of the unit and working with the Health Department.

The commission discussed other new and changing businesses in the area.

Mr. Briney stated his thanks to Village workers that came by for one last leaf pickup.

ADJOURN:

Briney moved to adjourn the meeting. DeAtley seconded the motion. ROLL CALL. 6-0. The meeting was adjourned at 7:31pm.

Respectfully,

Abby Heckman, Planner