

PLAN AND ZONING COMMISSION
MEETING MINUTES
February 4, 2025

CALL TO ORDER: The meeting was called to order at 6:00pm on Tuesday February 4, 2025.

ROLL CALL:

Members Present: Steve Briney, Bob Buchanan, Robert DeAtley, and Mike Buzicky

Members Absent: Chad Graham, Philip Schaefer and Mandi Simeone

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

PUBLIC COMMENT: Mr. DeAtley asked if there were any public comments related to items that are not on the agenda. No one from the public came forward.

MINUTES: December 11, 2024 and January 7, 2025

Buchanan moved to approve the December 11, 2024 and the January 7, 2025 PZC minutes as submitted. Briney seconded. ROLL CALL. 4-0. Motion Passed.

PUBLIC HEARING(s)

ZA2025-02: CENTRAL ILLINOIS CREDIT UNION (TREY AND MARIA RASCHE, OWNER)

A RESOLUTION CONCERNING A REZONING FOR 6.0± ACRES OF LAND FROM R-1A SINGLE-FAMILY RESIDENTIAL TO C-2 GENERAL COMMERCIAL DISTRICT LOCATED AT THE SOUTHWEST CORNER OF THE S PRAIRIEVIEW ROAD AND SOUTH MAHOMET ROAD INTERSECTION, COMMONLY KNOWN AS 2065 COUNTY ROAD 525E CHAMPAIGN IL

Mr. DeAtley opened and introduced the public hearing.

Abby Heckman presented information from the staff report. No comments related to the rezoning had been given to staff prior to the meeting.

Nate Evans, applicant representative, stated the credit union is excited to move to the area and think there will be other businesses that may want to located on the same site. The credit union would go at the corner and the house and out buildings would need to be removed.

The Commission and staff discussed the future access to the site and expected zoning in the area.

Chelsea Anderson, with Central Illinois Credit Union, stated the credit union is focused on community and the needs of the community that we are in.

Buzicky moved to close the public hearing for ZA2025-02. Buchanan seconded. ROLL CALL. 4-0. Motion Passed.

RESOLUTION(S) and MOTION(S) (TO BE ACTED UPON):

ZA2025-02: CENTRAL ILLINOIS CREDIT UNION (TREY AND MARIA RASCHE, OWNER)

A RESOLUTION CONCERNING A REZONING FOR 6.0± ACRES OF LAND FROM R-1A SINGLE-FAMILY RESIDENTIAL TO C-2 GENERAL COMMERCIAL DISTRICT LOCATED AT THE SOUTHWEST CORNER OF THE S PRAIRIEVIEW ROAD

AND SOUTH MAHOMET ROAD INTERSECTION, COMMONLY KNOWN AS 2065 COUNTY ROAD 525E CHAMPAIGN IL

Mr. DeAtley went through the findings of fact and asked the Commission to speak up if they have issue.

The Commission discussed the wording for findings of fact number 15.

Briney moved to recommend granting the rezoning with the findings of fact as stated. DeAtley seconded. ROLL CALL. 4-0. Motion Passed.

BE IT THEREFORE RESOLVED this 4th day of February, 2025 by the Plan and Zoning Commission of the Village of Mahomet that:

- A. 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 sanitary sewage disposal and water supply **ARE** available for the site.
 15. Adequate provisions for stormwater drainage **WILL BE** 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 Factors for evaluation of zoning decisions **HAVE** been considered during the review of this proposed rezoning request.
- B. The Plan and Zoning Commission does hereby recommend that the Board of Trustees of the Village of Mahomet **GRANT** the requested zoning map amendment for the subject property from R-1A Single-Family Residential to C-2 General Commercial district.

ZA2025-01: 2025 OFFICIAL ZONING MAP

A RESOLUTION CONCERNING APPROVAL AND PUBLICATION OF THE 2025 OFFICIAL ZONING MAP

Abby Heckman stated the presented map is up to date through December 31, 2024 and presented information from the staff report.

Mr. Buchanan asked if the map reflects the railroad crossing closure on Walnut Street.

Abby Heckman stated that staff can work with CCGIS to get the map changed to reflect the closure.

Mr. Buzicky asked for an explanation from staff as to why Buffalo Trace County Park is within the Village limits and Lake of the Woods County Park is not within the Village limits.

Abby Heckman stated the land for Buffalo Trace was subdivided to create the land for the park and was adjacent to the Village therefore was annexed into the Village at the time of subdivision. Lake of the Woods Park was developed before it was adjacent to the Village. It is adjacent and eligible for annexation but has never been through a process that would force annexation. It is not wholly bounded. The Village could request the park land voluntarily annex. The Village has a zoning district specifically for forest preserve district use. The fact that it isn't in the Village limits doesn't hurt us for annexation of other properties because state law addresses park land, and it doesn't hurt us for subdivision. State law is written so that park land is not a hinderance for us to get past the park land.

Buzicky moved to recommend approval and adoption of ZA2025-01. DeAtley seconded. ROLL CALL. 4-0. Motion Passed.

BE IT THEREFORE RESOLVED this 4th day of February, 2025 by the Plan and Zoning Commission of the Village of Mahomet, Illinois, that:

1. The Plan and Zoning Commission does hereby recommend the Board of Trustees **approve** and **adopt** the map, entitled, "2025 Official Zoning Map - Village of Mahomet, Illinois", pursuant to Chapter 65, division 5, Section 11-13-19 of the Illinois Municipal Code (65 ILCS 5/11-13-19) as the Official Zoning Map of the Village of Mahomet.

2. The Plan and Zoning Commission does hereby recommend that Board of Trustees direct that the Official Zoning Map be published and made available to the public, as required by statute.

COMMISSIONER / STAFF COMMENTS: NEXT PZC MEETING – Tuesday March 4, 2025

Joe Chamley reminded the Commission of the remote attendance policy for the Commission and asked that Commissioners contact staff with any questions.

Abby Heckman stated there is an upcoming webinar specifically about findings-of-fact put on by APA-IL for Commissioners. The webinar is February 20, 2025 and if any Commissioner wants to attend, please let staff know so we can get you registered.

Mr. Briney asked if anyone had seen dead birds in the community.

Mr. DeAtley stated the forest preserve district has recently put information out about dead birds.

ADJOURN:

DeAtley moved to adjourn the meeting. Buchanan seconded the motion. ROLL CALL. 4-0. The meeting was adjourned at 6:40pm.

Respectfully,
Abby Heckman, Village Planner