



Plan and Zoning Commission
6:00 p.m. Tuesday, December 5, 2023
Village of Mahomet - Administrative Office

AGENDA

1. CALL TO ORDER

2. ROLL CALL

- 3. PUBLIC COMMENT:** The Commission welcomes your input. Interested citizens are invited to provide comments either in person at the public hearing or by prior written statement. Public comments may be submitted in hard copy either in person during business hours or by placing the hard copy in the drop box outside of the Administrative Office (503 E. Main Street, Mahomet) before 2:00 pm on December 5, 2023 or by email submission to Abby Heckman, heckman@mahomet-il.gov no later than 4:00 pm on December 5, 2023 to ensure placement of such comments in the official record of the meeting.

- 4. MINUTES:** November 7, 2023 (To be provided at the meeting)

5. PUBLIC HEARING(S):

CU2021-01 AMENDMENT: 203 and 205 E OAK STREET (CLAYTON CLARK, OWNER)

A RESOLUTION CONCERNING AN AMENDMENT TO CONDITIONS OF AN APPROVED CONDITIONAL USE PERMIT WHICH ESTABLISHED MIXED-USE COMMERCIAL WITH A RESIDENTIAL COMPONENT ON 0.48± ACRES OF LAND ZONED C-2 GENERAL COMMERCIAL, COMMONLY KNOWN AS 203 AND 205 E OAK STREET

ZA2023-06: RESEARCH PURCHASING MANAGEMENT SERVICES INC.

A RESOLUTION CONCERNING A REZONING FOR 2.02± ACRES OF LAND FROM R-3C MULTIPLE-FAMILY RESIDENTIAL TO C-2 GENERAL COMMERCIAL DISTRICT LOCATED ON THE NORTH SIDE OF OAK STREET (US 150) AT THE INTERSECTION WITH SUNNY ACRES ROAD, COMMONLY KNOWN AS 1202 E OAK STREET

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

CU2021-01 AMENDMENT: 203 and 205 E OAK STREET (CLAYTON CLARK, OWNER)

A RESOLUTION CONCERNING AN AMENDMENT TO CONDITIONS OF AN APPROVED CONDITIONAL USE PERMIT WHICH ESTABLISHED MIXED-USE COMMERCIAL WITH A RESIDENTIAL COMPONENT ON 0.48± ACRES OF LAND ZONED C-2 GENERAL COMMERCIAL, COMMONLY KNOWN AS 203 AND 205 E OAK STREET

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7. COMMISSIONER / STAFF COMMENTS:

NEXT PZC MEETING – TUESDAY JANUARY 2, 2024

8. ADJOURN



**Plan and Zoning Commission
Staff Report
Meeting December 5, 2023**

FROM: Abby Heckman, Village Planner

PROJECT: CU2021-01 Amendment - CONDITIONAL USE PERMIT - 203 and 205 E Oak Street

PETITIONER: Clayton Clark (owner)

REQUESTED ACTION: The petitioner has requested consideration of an amendment to a previously approved conditional use permit to establish two (2) mixed use commercial buildings each with a residential component located at 203 and 205 E Oak Street (US150). A residential component is only allowed in a C-2 district when located with another C-2 use. One mixed-use commercial building with residential units above has been constructed on the site. The owner would like to construct a second building but would like the second building to include only residential units instead commercial on the ground floor and residential above as granted with the previously approved conditional use permit. The proposed change requires an amendment to the previously approved conditional use permit in the C-2 zoning district (152.028(B)(12) and (23)).

PUBLIC HEARING / PROCEDURAL ISSUES: The Zoning Ordinance requires the Plan and Zoning Commission (PZC) to hold a public hearing upon request for an amendment to a Conditional Use permit. The public hearing is scheduled for the December 5, 2023 PZC meeting. Public notice was published in the News-Gazette on November 19, 2023. Courtesy notice letters were sent to neighbors via USPS. The PZC acts in an advisory role to the Board of Trustees regarding conditional use requests.

LOCATION / SITE DESCRIPTION: The site is located on the south side of Oak Street between Walnut and Center Streets and is made up of two (2) existing buildable lots totaling 0.48± acres of land zoned C-2 General Commercial District.

LAND USE AND ZONING:

Direction	Current Land Use	Current Zoning
On-Site	Mixed use commercial with residential apartments above	C-2 General Commercial District
North	Residential	R-2 Two-Family Residential District
South	Residential	R-3C Multiple-Family Residential District
East	Commercial / Mixed Use	C-2 General Commercial District
West	Commercial	C-2 General Commercial District

BOT Resolution 21-09-06 passed September 28, 2021 approved with conditions a conditional use permit to allow a mixed-use commercial development with a residential component. A copy of the approved resolution is attached. The owner has a staff approved site development plan for the site and has constructed the west building with two (2) residential apartments on the upper level and commercial space on the ground floor.

REQUESTED CONDITIONAL USE PERMIT AMENDMENT: The applicant has requested that the planned east building (205 E Oak Street) be constructed with only residential units (up to 6 residential units as a multi-family building). A revised site plan is attached which shows the east building with a reduced footprint which will allow for additional parking spaces to be added to the site along Oak Street. The owner has provided statements along with the attached application to justify the proposed amendment. Commercial leasing challenges related to parking have made the owner reevaluate what is feasible for the site.

PUBLIC WATER AND SANITARY SEWER FACILITIES: Water and sanitary sewer is available at the site.

AVAILABILITY OF PUBLIC UTILITIES: Public utilities exist to the site and are in the area.

STREET ACCESS / TRAFFIC: An existing vehicular access approach exists to this site along the Oak Street frontage, which is controlled by IDOT. The petitioner obtained a permit from IDOT for the location of the current access as a shared access to both properties. There is an existing rock surface alley along the south side of the site which the petitioner is required under the current conditional use approval to improve prior to the construction of the second building. Sidewalks exist along the entire frontage along Oak Street.

STORMWATER MANAGEMENT: The current staff approved site development plan includes improvements which address compliance with the Village stormwater management ordinance.

POLICE AND FIRE PROTECTION: The Village of Mahomet Police Department currently provides police protection to this site which is approximately 150 feet from the police station. This property is within the Cornbelt Fire Protection District and is approximately 0.4 mile from the Main Street fire station.

CONFORMANCE TO COMPREHENSIVE PLAN: The Village of Mahomet Comprehensive Plan currently designates this site as part of the Middletown functional framework area. Infill opportunities for development are encouraged along with concurrent development of multiple lots when possible, to help stabilize the area for future development.

The future land use plan recommends neighborhood commercial uses at this location which are intended to primarily serve the day-to-needs of surrounding neighborhoods but could also include destination uses for Village residents. Development in this area should be of a smaller scale and lesser intensity to generally be compatible with adjacent residential uses.

SUITABILITY OF PROPOSED CONDITIONAL USE: This site is located between two (2) existing commercially developed sites with an existing Village alley along the rear of the property. The site is in an area of town with a mix of both commercial and residential uses. Residential dwellings along with the commercial use(s) helps to provide a neighborhood feel while transitioning from commercial to the existing residential uses to the south of this site. Uses allowed on the site were limited with the current conditional use approval and are as indicated in the attached BOT Resolution 21-09-06.

STANDARDS FOR CONDITIONAL USES: The standards set forth below may be assured through the imposition of specific conditions for the Conditional Use Permit. The Mahomet Zoning ordinance states that Conditional uses must be planned in such a manner to assure that:

1. 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.
2. 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 with the neighborhood.
3. The establishment on the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. Adequate utilities access roads, drainage and/or other necessary facilities will be provided.
5. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. The conditional use shall, in all respects, conform to the applicable regulations of the district in which it is located and the Board shall find that this is a public necessity.

STAFF DISCUSSION / ANALYSIS: The Conditional Use Permit process allows the Village to establish site-specific conditions upon a particular use to assure that the use does not adversely impact the neighborhood. The Plan and Zoning Commission will need to consider what conditions, if any, should be a part of the conditional use permit. If the commission supports the amendment request, the staff recommended conditions are listed below and can be altered by the PZC as necessary.

The right balance between residential and commercial parking is important for proper site functionality. Typically, many residential spaces will not be filled during the day as residents leave the site for work, school or other daily activities which would allow for commercial parking to overflow into those spaces. In the evening when many businesses may be closed the commercial spaces could be utilized by residential tenants. The owner would need to manage and enforce the parking with leasing and with the type of commercial use(s) established on the site to ensure the right balance.

The approved site development plan shows 24 parking spaces on the site, 14 spaces on the west lot and 10 on the east lot. The proposed revised plan shows 14 parking spaces on the west lot (already constructed) and another 14 parking spaces on the east lot. The existing commercial space requires 8 parking spaces, and each residential apartment requires 2 parking spaces per unit. 6 additional residential units would require 12 parking spaces. The proposed amended site plan shows 14 parking spaces on the east lot for a total of 28 spaces on the site. There would be an overall increase of 4 parking spaces to help support the existing commercial space.

	Commercial Space (SF)	Residential Apartment (Units)	Required Commercial Parking Spaces (1 space per 300 SF)	Required Residential Parking Spaces (2 spaces per unit)	Total Required Parking Spaces	Parking spaces provided on approved site plan	Parking spaces provided on proposed site plan	Parking space difference
Current Conditional Use Approval	4850	4	16	8	24	24		
Proposed Conditional Use Amendment	2450	8	8	16	24		28	4

VILLAGE STAFF RECOMMENDATION: If the commission supports the amendment, Village staff recommend the PZC impose the following conditions on the amended conditional use permit:

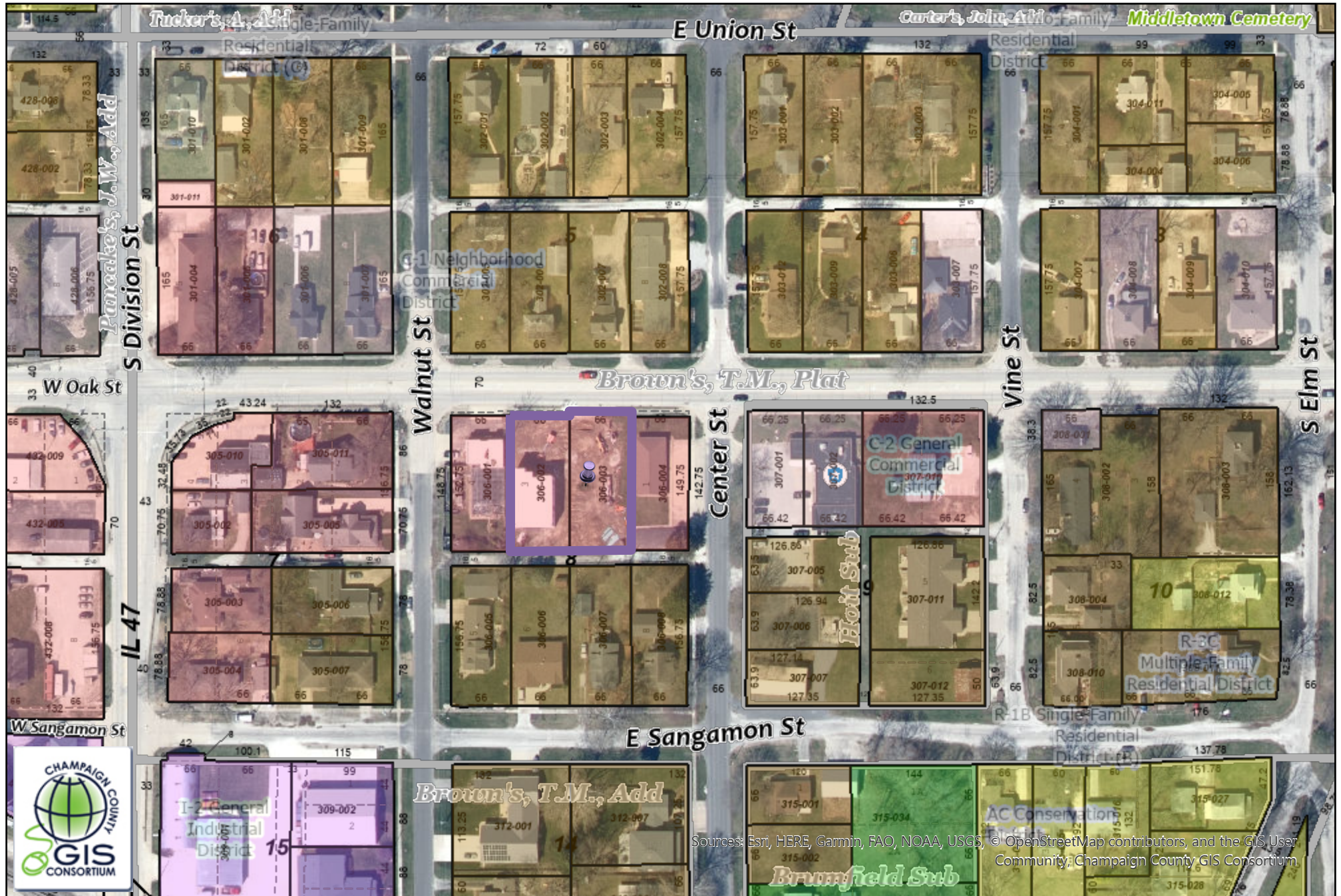
1. All conditions as approved with BOT Resolution 21-09-06, other than any conditions as amended by the terms of this Resolution. Any new conditions as required by this Resolution would also apply.
2. Site development must substantially comply with the updated site plan presented to the PZC on December 5, 2023. The updated site plan replaces the site plan approved as part of BOT Resolution 21-09-06.
3. Construction of the east building must substantially comply with the building renderings as presented to the PZC on December 5, 2023.
4. The two lots included in this request must be combined either by a subdivision procedure or by creation of a zoning lot prior to the start of construction of improvement on the east lot.
5. 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.
6. The site must comply with all applicable provisions of the Zoning Ordinance.

PROCEDURES: A draft resolution is presented with staff recommendations for conditions. However, the commission should consider the public hearing testimony and the testimony of the petitioner along with information provided with this report and request modifications as needed.

ATTACHMENTS:

- 1) Property Aerial / Zoning Map
- 2) BOT Resolution 12-09-06 (4 pages)
- 3) Conditional Use Amendment Application (w/attached site plan and building renderings)
- 4) Draft Resolution

CU2021-01 Amendment: 203/205 E Main Street (Clayton Clark)



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Champaign County GIS Consortium

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This map was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGIS), or other CCGISC member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this map is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this map and information contained herein. The use of this map constitutes acknowledgement of this disclaimer.

Date: Thursday, November 30, 2023



RESOLUTION 21-09-06

A Resolution Concerning a Conditional Use Permit for a mixed-use development with a residential component in the C-2 General Commercial District at 203 and 205 E Oak Street

WHEREAS, the Board of Trustees of the Village of Mahomet, pursuant to authority conferred by the statutes of the State of Illinois, has established certain standards and procedures for zoning establishment and amendment within the Corporate Limits of the Village of Mahomet; and,

WHEREAS, the Petitioner, Clayton Clark, requested a conditional use permit be granted under the terms of the Village Zoning Ordinance to allow for a mixed-use development with a residential component on land located within the C-2 General Commercial District; and,

WHEREAS, the subject project is located at 203 and 205 E Oak Street and the legal description for the proposed Conditional Use Permit is as follows:

Lot 2 in Block 8 of T.M. Brown's Plat of the Town of Mahomet, now the Village of Mahomet, as per Plat recorded in Book 10 of Deeds, at Page 132, situated in Champaign County, Illinois, excepting therefrom, that part conveyed to the People of the State of Illinois, Department of Transportation by Deed recorded November 20, 2000 as Document No. 2000R26814.

Lot 3 in Block 8 of T.M. Brown's Plat of the Town of Mahomet, as per Plat recorded November 14, 1867 in Deed Record 10, Page 132, situated in Champaign County, Illinois.

Except the following: Beginning at the Northwest corner of said Lot 3, said point being on the Southerly right of way line of FAS 1517 (US-150); thence North 89 degrees, 42 minutes, 01 seconds East (Bearings based on Illinois State Plane Coordinates, East Zone NAD 83) 20.374 meters (66.84 feet) along the Southerly right of way line of FAS 1517, said line being parallel with and 10.058 meters (33.00 feet) Southerly of the centerline of FAS 1517, to the Northeast corner of said Lot 3; thence South 00 degrees, 22 minutes, 34 seconds East 1.219 meters (4.00 feet) along the East line of said Lot 3, thence South 89 degrees, 42 minutes, 01 seconds West 20.374 meters (66.84 feet) along a line being parallel with and 11.277 meters (37.00 feet) Southerly of the centerline of FAS 1517 to the West line of said Lot 3; thence North 00 degrees, 20 minutes, 01 seconds West 1.219 meters (4.00 feet) along said West line to the Point of Beginning, situated in Champaign County, Illinois.

WHEREAS, the Village Planner, Village Administrator, Village Engineer, and Village Attorney have provided technical background information, review, and analysis regarding the requested conditional use amendment; and,

WHEREAS, a Public Hearing concerning the proposed Conditional Use Permit amendment was held on September 7, 2021 by the Plan and Zoning Commission to solicit evidence and testimony from the public; and,

WHEREAS, the Plan and Zoning Commission reviewed the evidence and testimony submitted, considered the factual evidence regarding the subject request, and adopted a resolution indicating a recommendation to grant the conditional use subject to certain conditions; and,

WHEREAS, the Board of Trustees reviewed the evidence and testimony submitted and considered the factual evidence regarding the subject request.

BE IT THEREFORE RESOLVED this 28th day of September, 2021, by the Board of Trustees of the Village of Mahomet, that:

1. The Board of Trustees does hereby **GRANT** the requested Conditional Use Permit for establishment of a mixed-use development at the above described property.
2. The Board of Trustees does further hereby confirm that the conditional use be subject to the following conditions:
 - a. The first phase of site development must substantially comply with the Site Plan as presented to the PZC (Exhibit A - Site Plan dated September 7, 2021).
 - b. The second phase of development must substantially comply with the Site Plan as presented to the PZC (Exhibit A - Site Plan dated September 7, 2021) by the addition of a second similar building mirrored on the west lot.
 - c. The existing residential home structure must be demolished within two (2) years of the approval of any related Site Construction Plans for any part of the site. At the time of demolition, the underlying land must be graded and seeded unless construction of the second phase of development is underway.
 - d. A driveway permit must be obtained from IDOT related to the site access (existing approach) from Oak Street (US 150).
 - e. The following uses are prohibited with the site for the requested Conditional Use:
 1. Automobile service station, automobile repair, gas station, vehicle sales and lot, vehicle storage lot, or other similar auto or vehicle-oriented use;
 2. Hotel or motel;
 3. Animal hospital or clinic or animal boarding;
 4. Nursery, pre-kindergarten, kindergarten, play, special and other private school or day care center
 - f. The site must obtain Site Development Plan approval prior to the start of any site construction, except for demolition of existing structures.
 - g. 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.
 - h. The site must comply with all applicable provisions of the Zoning Ordinance.
 - i. The adjacent alley to Center Street needs to be improved to Village standards prior to the construction of the second building.
3. The Board of Trustees 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;

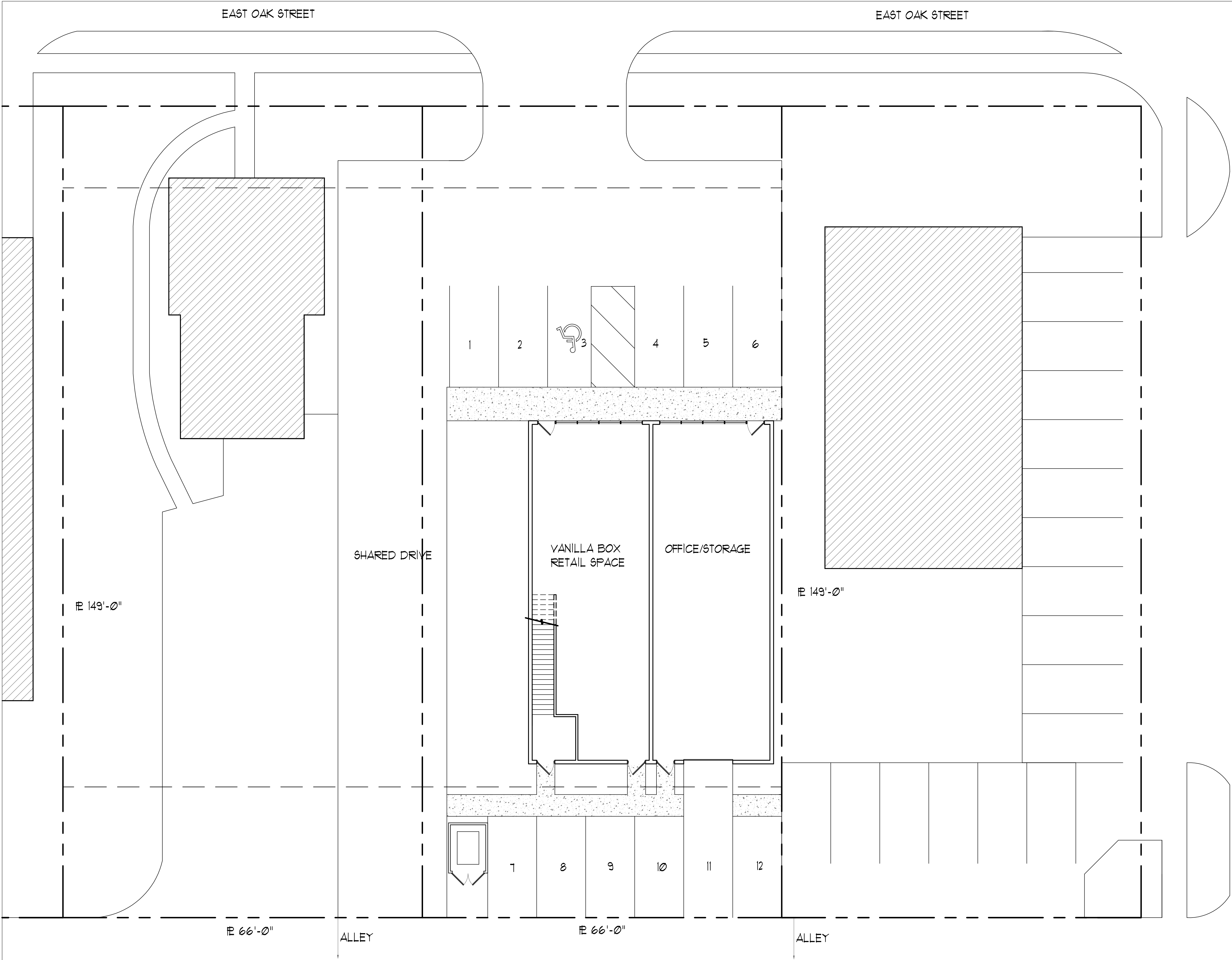
- c. The establishment of the conditional use **WILL NOT** impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - d. Adequate utilities, access roads, drainage, and/or other necessary facilities **WILL** be provided;
 - e. The conditional 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 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.
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.



Attest:

Village Clerk


Sean Widener, President
Board of Trustees
Village of Mahomet



4 PROPOSED SITE PLAN
T1 SCALE: 1/8" = 1'-0"

NORTH

SOUTH CENTER STREET

SOUTH CENTER STREET

205 E OAK STREET
COMMERCIAL APARTMENT PLAN

205 E OAK STREET
MAHOMET, ILLINOIS 61853

These drawings and specifications are the property and copyright of Andrew Fell, Architecture and Design and shall not be used on any other work except by written agreement with the Architect. Only written dimensions shall be used. No portion of these drawings shall be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Architect. Any discrepancy shall be brought to the notice of the Architect prior to the commencement of any work.

ANDREW FELL
ARCHITECTURE AND DESIGN
515 NORTH HICKORY STREET, SUITE 101
CHAMPAIGN, ILLINOIS 61820
PHONE: 217.363.2890
WWW.ANDREWFEEL.COM
EMAIL: andrewfell@comcast.net

PROJECT # 19

DATE: 2019.

REV/NOY:

T1

Case Name: CU2021-01 Amendment

REQUEST FOR CONDITIONAL USE
VILLAGE OF MAHOMET

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Filed: 10/27/2023 Date of Hearing: 12/05/2023

Date of Published Notice: 11/19/2023 Newspaper: News-Gazette

Fee Paid – Receipt No.: ck#1519 Amount: \$500.00 Date: 11/03/2023
Legal Ad: \$161.60

Comments (indicate other actions such as continuances): _____

Action by Board on Request: _____

NOTICE TO APPLICANTS

1. A Conditional Use Permit is a Zoning adjustment which permits a change in district requirements and which permits uses not normally allowed by strict application of the ordinance. The Village of Mahomet may impose any conditions of acceptance which it deems to be in the best interests of the community, to which the applicant must abide. Those conditions may include compliance to a site development plan.
2. No Conditional Use Permit will be granted which would adversely affect surrounding property or the general neighborhood. All Conditional Uses must be in harmony with the intent and purpose of the Zoning Ordinance.
3. There will be no refund of application fee for any Conditional Use Permit not granted or withdrawn.
4. No incomplete applications will be acted upon.
5. Granting a Conditional Use Permit requires that the Village hold a Public Hearing regarding the request and publication of a Public Notice 15 days in advance of the Hearing. Applicants are urged to coordinate their activities with Village staff to assure consideration of their request in as timely a manner as is reasonably possible.

DATE ON APPLICANT AND OWNERS

Name of Applicant(s): Clayton Clark Phone: 217-417-4312

Address of Applicant(s): 1904 Alton Dr, Champaign IL

Property Interest of Applicant(s): Owner
(Owner, Contract Purchaser/Agent, etc.)

Name of Owner: Clayton Clark

Address of Owner: 1904 Alton Dr, Champaign IL

ADDRESS, AND DESCRIPTION OF PROPERTY

Address: 205 E Oak

Width of Lot: 66' Length of Lot: 165" Lot Area (Square feet): 10,890

Tax Parcel Number: 15-13-15-306-003

Legal Description (or attach legal description): attached

LAND USE AND ZONING

Present Zoning: C-2

Present Land Use: MIXED USE

Proposed Land Use: MIXED USE

	Surrounding Zoning	Surrounding Land Use
North	<u>R-2</u>	<u>RESIDENTIAL MULTI UNIT</u>
South	<u>R-3C</u>	<u>Single family</u>
East	<u>C-2</u>	<u>COMMERCIAL</u>
West	<u>C-2</u>	<u>COMMERCIAL/RESIDENTIAL</u>

REASONS FOR REQUEST FOR CONDITIONAL USE PERMIT

NOTE: The Following questions must be answered completely. If additional space is needed, attach extra pages to the application. Before answering, read the **Notice to Applicants** attached.

1. Describe in detail the purposed conditional use being requested.

2. Are there other sites available for the proposed use? Explain.

3. What circumstances justify the need for the proposed use at this location? Elaborate.

4. Does any violation of the Village of Mahomet Zoning Ordinance exist on the property at the present time? Yes_____ No_____ If yes, how?

5. Is the subject property planned to be improved? Yes_____ No_____

When?_____

What improvements are planned?_____

6. Will the grant of conditional use in the form requested be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance? Elaborate.

7. Have there been major land use changes since zoning was applied in 1963 i.e. new expressway, new dam, etc? Elaborate.

8. Would the proposed change create an isolated use unrelated to adjacent land use or zoning? Explain.

9. Can the owner of the property realize an economic benefit from permitted uses in accordance with existing zoning? Elaborate.

10. Are there other sites available already zoned for the proposed use? Elaborate.

11. Additional comments by the Applicant:

SKETCH PLAN

1. Is there a scaled plot plan attached that indicates the location of the premises and the nature of the site? Yes X No _____ (Application will not be processed without the required drawing)

2. Additional exhibits submitted by Applicant:

Site plan and rendering showing what building
would look like.

I (we) certify that all of the above statements and the statements contained in any papers or plan submitted herewith are true to the best of my (our) knowledge and belief.

ang chik

(Signature) Applicant

10/26/2023

Date

ang chik

(Signature) Owner

10/26/2023

Date

- 1) The proposed use (mixed use) has already been approved for this development. I am not requesting a change from the already approved use, I am seeking a variation from 4850 square foot of commercial space and 4-residential units, to 2450 square foot of commercial space and 8-residential units. See attached renderings.
- 2) No- there are no other sites available for this use. This development was originally proposed and approved as a mixed use development, and will remain a mixed use development.
- 3) The circumstances that justify the need for this variation are 1) parking issues/lack of parking and 2) lack of demand for new commercial space in this location.

The original plan met the village minimum parking requirements, however, after physically using the site and feedback from potential tenants, the lack of parking and a tight parking lot have become concerns.

As originally planned, there are three parking spaces parallel to the existing building that were intended to serve both buildings. Since this is a joint development, those three spaces added to the total for the overall site, to meet the requirement. Meaning, those spaces could be used by users of either building. It has become obvious that having those three spaces serve ONLY the current building (203) is critical to have enough parking spaces for the commercial tenants to effectively use that building. This proposed change would allow us to not only add 5 parking spaces to the overall site, it would also allow those three existing spaces to serve only the commercial users of 203 e oak, instead of the already constricted parking lot attempting to serve both the existing building and a second new building. The second reason for pursuing this variation is a lack of demand for the originally proposed amount of commercial space in this location. With so many new commercial units in other areas of town, along with other factors, interest for new commercial space in this location has been essentially non-existent. It is financially unfeasible to build another of the exact same building to sit empty.

By adding more parking on 205, and allowing 203 tenants to be the sole users of the existing parking, this change is expected to have the added benefit of increasing usability, therefore demand, of the already constructed commercial space.

- 4) No.
- 5) Yes- spring 2024. Change will allow 205 e oak to be built on.
- 6) Yes, it will be in harmony with the neighborhood and not contrary to the intent and purpose of the zoning ordinance. The surrounding properties are currently a mix of uses, this site will remain a mixed used development as previously proposed and approved. The surrounding sites are a mix of uses, with multifamily zoning adjacent to the south.
- 7) No-
- 8) No- the proposed change would not create an isolated use unrelated to adjacent land use. The surrounding zoning is a mix of uses. Mixed use on this site has already been approved.
- 9) The zoning will not be changing. Without the requested change, building on 205 e oak is not feasible financially.
- 10) No- there are no other sites available for the intended use. This site is already zoned for mixed use, so no change in the overall use of this development is being requested.
- 11) This proposed change would allow us to not only add 5 parking spaces to the overall site, it would also allow those three existing spaces to serve only the commercial users of 203 e oak, instead of the already constricted parking lot attempting to serve both the existing building and a second new building. With essentially zero interest in the existing commercial space, reducing the amount of commercial square foot and increasing the residential units on site will better meet demand, making the project financially feasible.

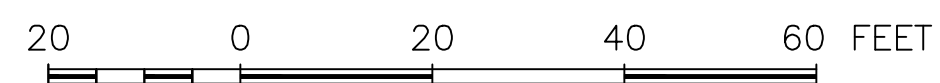
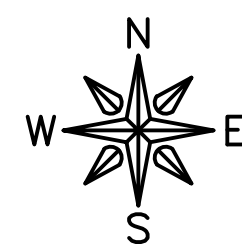
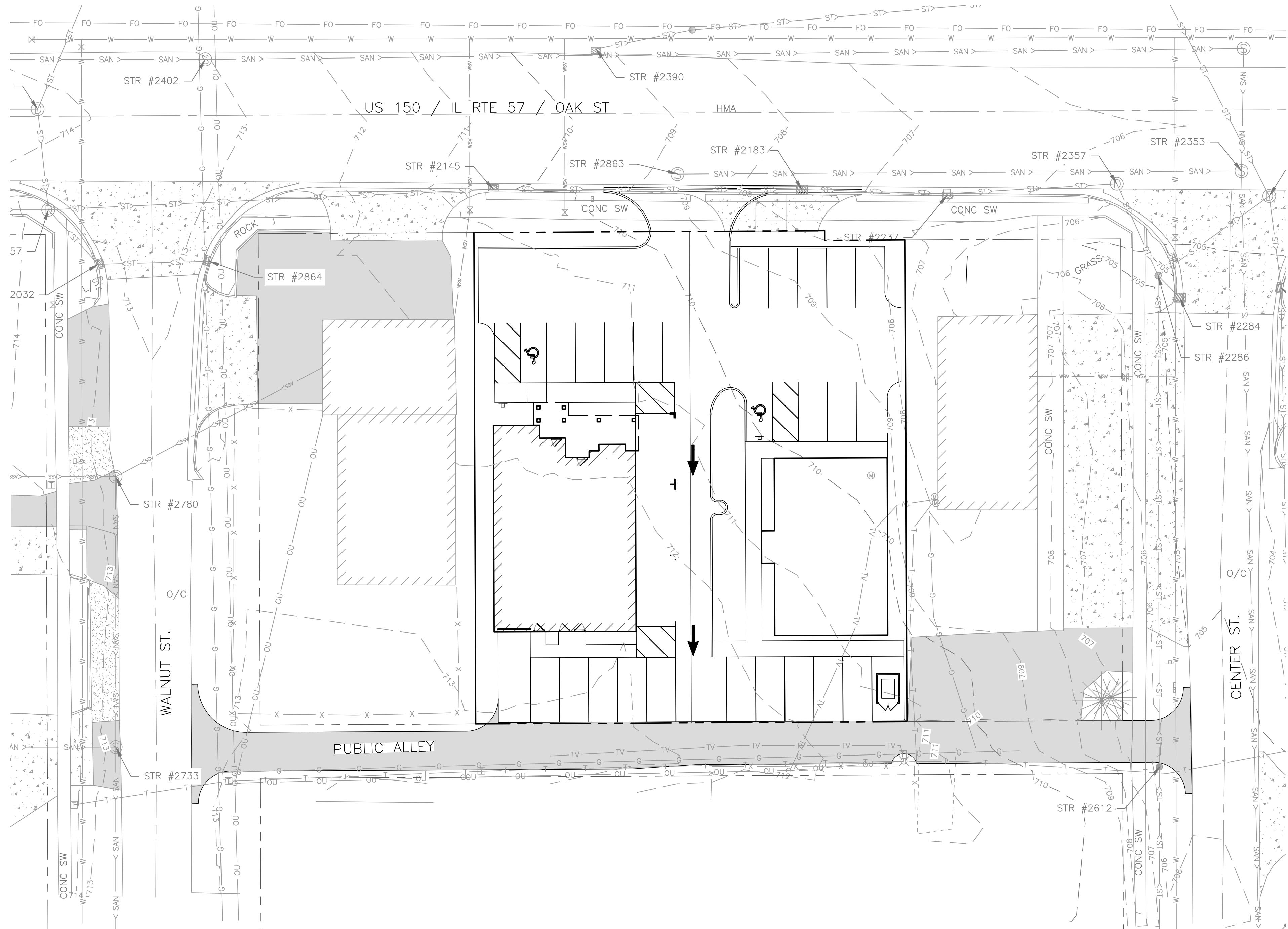
In summary, this site will still be a mixed use site accomplishing the goal of commercial space. Without these adjustments, the site as originally proposed is too tight to function in an effective way, and with the demand being essentially non-existent for new commercial space in this location, it is financially impossible to build the 2nd phase of this development. This change would solve both issues.

LEGAL DESCRIPTION

Lot 2 in Block 8 T. M. Brown's Plat of the Town of Mahomet, as per Plat recorded November 14, 1867 in Deed Record 10, Page 132, situated in Champaign County, Illinois.

Except the following:

Beginning at the Northwest corner of said Lot 2, said point being on the Southerly right of way line of FAS 1517 (US-150); thence North 89 degrees, 42 minutes, 01 seconds East (Bearings based on Illinois State Plane Coordinates, East Zone NAD 83) 20.374 meters (66.84 feet) along the Southerly right of way line of FAS 1517, said line being parallel with and 10.058 meters (33.00 feet) Southerly of the centerline of FAS 1517 to the Northeast corner of said Lot 2; thence South 00 degrees, 25 minutes, 08 seconds East 2.134 meters (7.00 feet) along the East line of said Lot 2; thence South 89 degrees, 42 minutes, 01 seconds West 7.597 meters (24.92 feet) along a line being parallel with and 12.192 meters (40.00 feet) Southerly of the centerline of FAS 1517; thence North 00 degrees, 17 minutes, 59 seconds West 0.915 meters (3.00 feet), said line being perpendicular to the centerline of FAS 1517; thence South 89 degrees, 42 minutes, 01 seconds West 12.779 meters (41.93 feet) along a line being parallel with and 11.277 meters (37.00 feet) Southerly of the centerline of FAS 1517 to the West line of said Lot 2; thence North 00 degrees, 22 minutes, 34 seconds West 1.219 meters (4.00 feet) along said West line to the Point of Beginning, situated in Champaign County, Illinois



FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

ILLINOIS DESIGN FIRM NO. 184-003525

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IOWA

WISCONSIN





RESOLUTION FOR PLAN & ZONING COMMISSION

A Resolution Concerning an amendment to an approved Conditional Use Permit for a mixed-use commercial development with a residential component in the C-2 General Commercial District at 203 and 205 E Oak Street

WHEREAS, the Board of Trustees of the Village of Mahomet, pursuant to the authority conferred by the Statutes of the State of Illinois, has established certain standards and procedures, including Comprehensive Plan designations and policies for the use of land and for zoning establishment and amendment within the corporate Limits of the Village of Mahomet, Illinois; and,

WHEREAS, the Petitioner, Clayton Clark, requested an amendment to an approved conditional use permit be granted under the terms of the Village Zoning Ordinance to allow for a mixed-use commercial development with a residential component on land located within the C-2 General Commercial District; and,

WHEREAS, the subject project is located at 203 and 205 E Oak Street and the legal description for the proposed Conditional Use Permit is as follows:

Lot 2 in Block 8 of T.M. Brown's Plat of the Town of Mahomet, now the Village of Mahomet, as per Plat recorded in Book 10 of Deeds, at Page 132, situated in Champaign County, Illinois, excepting therefrom, that part conveyed to the People of the State of Illinois, Department of Transportation by Deed recorded November 20, 2000 as Document No. 2000R26814.

Lot 3 in Block 8 of T.M. Brown's Plat of the Town of Mahomet, as per Plat recorded November 14, 1867 in Deed Record 10, Page 132, situated in Champaign County, Illinois.

Except the following: Beginning at the Northwest corner of said Lot 3, said point being on the Southerly right of way line of FAS 1517 (US-150); thence North 89 degrees, 42 minutes, 01 seconds East (Bearings based on Illinois State Plane Coordinates, East Zone NAD 83) 20.374 meters (66.84 feet) along the Southerly right of way line of FAS 1517, said line being parallel with and 10.058 meters (33.00 feet) Southerly of the centerline of FAS 1517, to the Northeast corner of said Lot 3; thence South 00 degrees, 22 minutes, 34 second East 1.219 meters (4.00 feet) along the East line of said Lot 3, thence South 89 degrees, 42 minutes, 01 seconds West 20.374 meters (66.84 feet) along a line being parallel with and 11.277 meters (37.00 feet) Southerly of the centerline of FAS 1517 to the West line of said Lot 3; thence North 00 degrees, 20 minutes, 01 seconds West 1.219 meters (4.00 feet) along said West line to the Point of Beginning, situated in Champaign County, Illinois.

WHEREAS, the Board of Trustees granted a Conditional Use Permit for the property for a mixed use commercial development with a residential component with resolution 12-09-06; and,

- WHEREAS,** since approval, the Petitioner has constructed one building and related parking areas but has realized challenges with parking for the next phase; and,
- WHEREAS,** the Petitioner has submitted certain documents for review and approval by the Village to amend the approved conditional use permit; and,
- WHEREAS,** a Public Hearing concerning the proposed Conditional Use Permit amendment was held on December 5, 2023 by the Plan and Zoning Commission to solicit evidence and testimony from the public; and,
- WHEREAS,** the Village Planner, Village Engineer, and Village Attorney provided staff with technical background, review and analysis regarding the requested conditional use; and,
- WHEREAS,** the Plan and Zoning Commission met and reviewed the evidence and testimony submitted and considered all of the available factual evidence concerning the requested action; and,
- WHEREAS,** the Plan and Zoning Commission adopted findings of fact and further provided a recommendation to the Board of Trustees related to the requested amendment.

BE IT THEREFORE RESOLVED this 5th day of December, 2023 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 / DENY** the requested Conditional Use Permit amendment for mixed-use development 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. All conditions as approved with BOT Resolution 21-09-06, other than any conditions as amended by the terms of this Resolution. Any new conditions as required by this Resolution would also apply.
 2. Site development must substantially comply with the updated site plan presented to the PZC on December 5, 2023. The updated site plan replaces the site plan approved as part of BOT Resolution 21-09-06.
 3. Construction of the east building must substantially comply with the building renderings as presented to the PZC on December 5, 2023.
 4. The two lots included in this request must be combined either by a subdivision procedure or by creation of a zoning lot prior to the start of construction of improvement on the east lot.

5. 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.
 6. The site must comply with all applicable provisions of the Zoning Ordinance.
- C. The Plan and Zoning Commission does hereby confirm the following findings of fact regarding the requested Conditional Use Permit:
1. The establishment, maintenance, or operation of the Conditional Use **WILL / WILL NOT** be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
 2. The conditional use **WILL / 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;
 3. The establishment of the conditional use **WILL / WILL NOT** impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 4. Adequate utilities, access roads, drainage, and/or other necessary facilities **WILL / WILL NOT** be provided;
 5. The conditional use **DOES / DOES NOT** in all other respects conform to the applicable regulations of the district in which it is located;
 6. There **IS / IS NOT** a public necessity for the conditional use at this site;
 7. The proposed conditional use **DOES / DOES NOT** conform with the intent of the Village Comprehensive Plan.
 8. The proposed conditional use **WILL / WILL NOT** be compatible with the established land use pattern in the vicinity.
 9. The site **IS / IS NOT** suitable for the proposed conditional use.
 10. The proposed conditional use **WILL / WILL NOT** significantly adversely impact existing traffic patterns.
 11. Adequate facilities for municipal water supply and wastewater disposal **ARE / ARE NOT** available for the site.
 12. Adequate provisions for stormwater drainage **ARE / ARE NOT** available for the site.
 13. The proposed conditional use **WILL / WILL NOT** adversely impact police protection, fire protection, schools, or public facilities.

14. The proposed conditional use **WILL / WILL NOT** conflict with existing public commitments for planned public improvements.
 15. The proposed conditional use **WILL / WILL NOT** preserve the essential character of the neighborhood in which it is located.
 16. The proposed conditional use **WILL / WILL NOT** alter the population density pattern and **WILL / WILL NOT** adversely impact public facilities.
 17. The proposed conditional use **WILL / WILL NOT** result in private investment that will be beneficial to the proper development of the community.
 18. _____

- 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.

Chair, Plan and Zoning Commission



**Plan and Zoning Commission
Staff Report
Meeting December 5, 2023**

FROM: Abby Heckman, Village Planner
Community Development Department

PROJECT: Rezoning – ZA2023-06

PETITIONER: Research Purchasing Management Services Inc. (Don Bonham)

PUBLIC HEARING / PROCEDURAL ISSUES:

The Plan and Zoning Commission (PZC) is required to hold a public hearing upon request for a Zoning Map Amendment. The public hearing is scheduled for December 5, 2023, at 6:00pm. Public hearings can be closed or continued to another meeting without any action on the case. Public notice was published in the News-Gazette on November 19, 2023. Courtesy notice letters were sent via USPS to property owners within 250 feet of the rezoning boundary. The PZC acts in an advisory role to the Board of Trustees (BOT) regarding zoning map amendments. The PZC is asked to make a recommendation to the BOT concerning rezoning requests. A draft resolution is attached for consideration by the PZC. The BOT will approve or deny the proposed zoning map amendment.

**REQUESTED ACTION: PUBLIC HEARING
RECOMMENDATION TO BOARD OF TRUSTEES (BOT)**

The petitioner has applied for and submitted all documentation in accordance with the Zoning Ordinance and requests consideration of the proposed zoning map amendment. The PZC is asked to consider all documents concerning the proposed zoning map amendment. The rezoning request includes 2.02± acres of land. The current zoning on the subject property is R-3C Multiple-Family Residential district. The proposed zoning is C-2 General Commercial district.

SITE LOCATION / DETAILS: The subject property is located on the north side of Oak Street (US 150) at the intersection of Sunny Acres Road, approximately 625 feet east of Lake of the Woods Road. The area to be rezoned is part of a property where the remaining land is currently zoned C-2 and is developed as mixed-use commercial. The area to be rezoned has an existing residential structure anticipated to convert to commercial use. The overall property has existing access to Oak Street. Development on the land area to be rezoned would use the existing Oak Street access. No additional access is available to the site.

BACKGROUND: The property received Conditional Use Permit approval (with conditions) for a mixed-use commercial development in 2003. The existing multi-use building at 1204 E Oak was constructed under the current conditional use approval. The subject land area was rezoned from C-2 General Commercial to the current zoning of R-3C Multiple-Family Residential in 2008. The owner had planned to build apartments on the subject land area, but the apartment project was not pursued. The owner has now requested to return the subject land to C-2 zoning to facilitate the establishment of a

commercial office in the existing residential structure at 1202 E Oak Street. The Current Conditional Use Permit still applies to the subject land and the overall property and would allow commercial expansion on the site. If the current Conditional Use conditions are met, development of the commercial expansion can proceed with proper administrative permitting, stormwater review and site plan review approval.

CONFORMANCE TO COMPREHENSIVE PLAN: The Village of Mahomet 2016 Comprehensive Plan currently designates this site as part of the East Village functional framework area which encourages a mix of medical-related office uses and convenience retailers. The Comprehensive Plan Future Land Use Plan shows Neighborhood Commercial uses on this site. Areas designated for neighborhood commercial are intended to primarily serve the day-to-day convenience retail and service needs of surrounding neighborhoods but can also include destination uses. The Comprehensive Plan urges development which is compatible with adjacent existing and future land uses. The rezoning request is consistent with the principles and goals of the Comprehensive Plan.

LAND USE AND ZONING:

Direction	Current Land Use	Current Zoning
On-Site	Vacant residential	R-3C Multiple-Family Residential
North	Self-Storage Units	C-2 General Commercial
South	Undeveloped	R-1A Single-Family Residential
East	Mixed Use Commercial / Residential	C-2 General Commercial / R-1A Single-Family Residential
West	Undeveloped / Self-Storage Units	C-2 General Commercial

CONFORMANCE TO ZONING ORDINANCE: The intent of the C-2 zoning district is to provide for a wide range of retail, service, mixed, office and commercial uses. These areas are intended as a moderate intensity commercial district serving a community wide trade area. The request is consistent with the intent of the proposed C-2 zoning classification.

POLICE / FIRE PROTECTION: The Village of Mahomet Police Department currently provides police protection to this site and is approximately 0.8 miles from the police station. This property is within the Cornbelt Fire Protection District and is approximately 1 mile from the Main Street fire station.

SANITARY SEWER AND WATER FACILITIES: The site is currently served by Village water and sanitary sewer facilities. Any required alterations to the water or sanitary sewer service to this site will be determined as part of the site plan review / building permit process.

STORMWATER DRAINAGE: Expansion of the commercial development of this site will need to provide stormwater detention according to Village requirements. There is an existing stormwater detention basin on the site that can be modified to provide any additional required detention.

STREETS AND SIDEWALKS: The property has an existing access drive onto Oak Street which would be utilized by any commercial expansion to the site. Sidewalks do not exist along the Oak Street frontage

of the property but a sidewalk / path connection along the east, north and west property lines of this property exists which connects to sidewalk which fronts Oak Street.

LASALLE FACTORS:

The Illinois Supreme Court has established a set of factors for evaluation of the constitutionality of zoning decisions. No single factor is controlling, and each case must be decided on its own facts although Illinois courts place substantial importance on the first factor.

1. The existing uses and zoning of nearby property.
2. The extent to which property values are diminished.
3. The extent to which the destruction of property value of the plaintiff promotes the health, safety, morals or general welfare of the public.
4. The relative gain to the public as opposed to the hardship imposed upon the individual property owner.
5. The suitability of the subject property for the zoned purposes
6. The length of time the property has been vacant as zoned considered in the context of land development in the area.
7. The care with which a community has undertaken to plan its land-use development.

These factors should be considered during the Commission's deliberations. The attached prepared resolution will address these factors for consideration by the Commission.

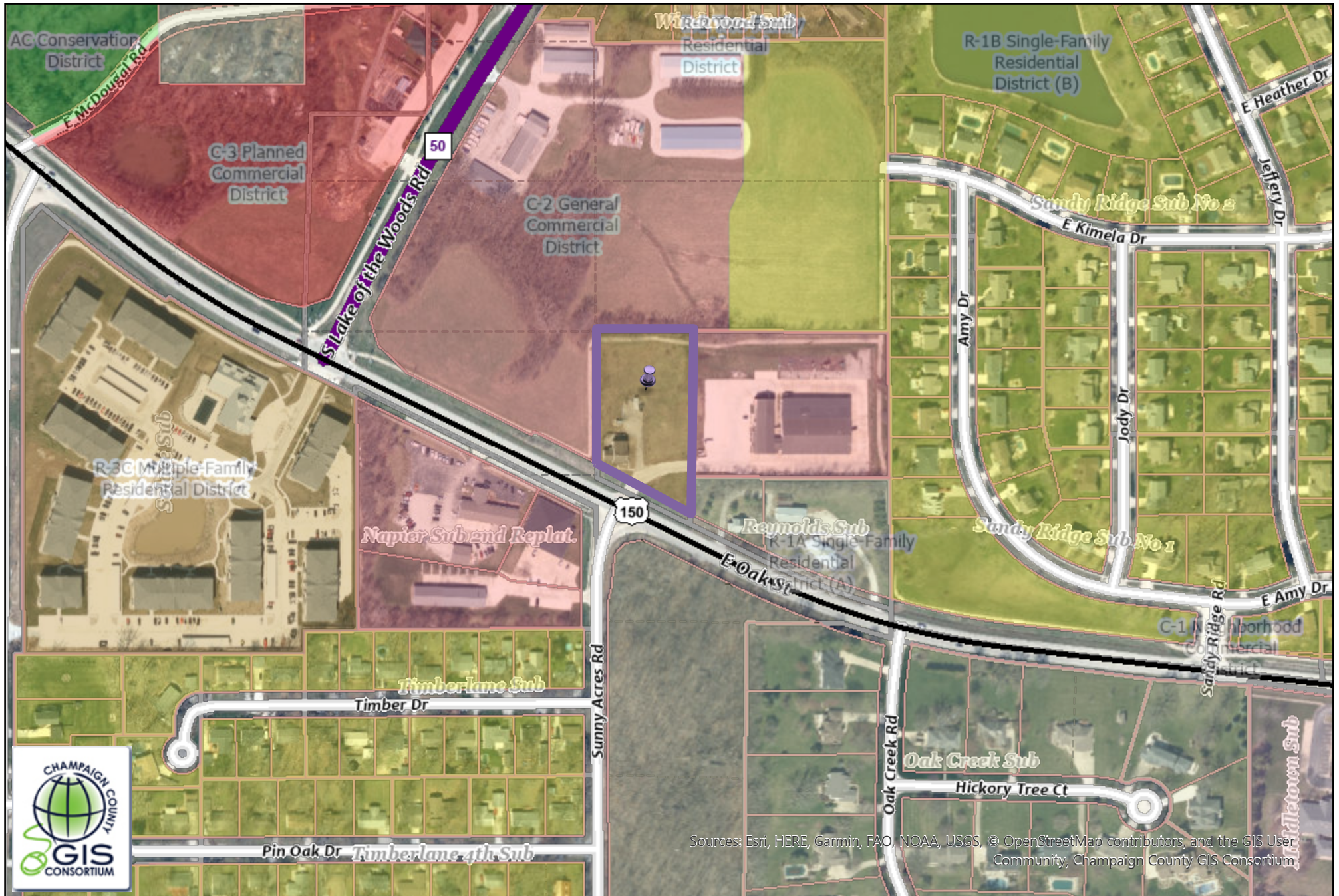
STAFF RECOMMENDATION

Village staff supports approval of the rezoning request.

ATTACHMENTS:

- A) Aerial Location / Zoning Map
- B) Draft Resolution
- C) Application

ZA2023-06: Research Purchasing Management Services Inc. (Don Bonham)



0.06

mi

This map was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGIS), or other CCGISC member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this map is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this map and information contained herein. The use of this map constitutes acknowledgement of this disclaimer.

Date: Thursday, November 30, 2023



RESOLUTION FOR PLAN AND ZONING COMMISSION

Concerning Amending the Zoning Classification for 2.02± acres of land located on the north side of Oak Street (US 150) at the Sunny Acres Road intersection from R-3C Multiple-Family Residential to C-2 General Commercial district.

WHEREAS, the Board of Trustees of the Village of Mahomet, pursuant to the authority conferred by the Statutes of the State of Illinois, has established certain standards and procedures, including Comprehensive Plan designations and policies for the use of land and for zoning establishment and amendment within the corporate Limits of the Village of Mahomet, Illinois; and,

WHEREAS, the Petitioner, Research Purchasing Management Services Inc., has requested a zoning map amendment for the subject property from R-3C Multiple-Family Residential to C-2 General Commercial; and,

WHEREAS, the subject property is located on the north side of Oak Street (US 150) at the Sunny Acres Road intersection, commonly known as 1202 E Oak Street,

WHEREAS, the legal description for the property to be rezoned is as follows:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89 DEGREES 26 MINUTES 20 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15 FOR A DISTANCE OF 411.25 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 06 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 329.19 FEET TO A POINT ON THE NORTH LINE OF LOT 1 OF REYNOLDS SUBDIVISION PER DOCUMENT NUMBER 94R20089 AS RECORDED IN THE RECORDS OF THE CHAMPAIGN COUNTY RECORDER'S OFFICE; THENCE NORTH 89 DEGREES 30 MINUTES 46 SECONDS WEST ALONG SAID LOT 1 FOR A DISTANCE OF 33.33 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 03 MINUTES 11 SECONDS EAST ALONG SAID WEST LINE OF LOT 1 FOR A DISTANCE OF 82.44 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF E. OAK STREET (US ROUTE 150); THENCE NORTH 63 DEGREES 18 MINUTES 41 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF E. OAK STREET (US ROUTE 150) FOR A DISTANCE OF 227.77 FEET; THENCE NORTH 26 DEGREES 41 MINUTES 19 SECONDS EAST CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF E. OAK STREET (US ROUTE 150) FOR A DISTANCE OF 6.56 FEET; THENCE NORTH 63 DEGREES 18 MINUTES 41 SECONDS WEST CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF E. OAK STREET (US ROUTE 150) FOR A DISTANCE OF 15.81 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15; THENCE NORTH 00 DEGREES 06 MINUTES 58 SECONDS EAST ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15 FOR A DISTANCE OF 298.51 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15; THENCE SOUTH 89 DEGREES 26 MINUTES 20 SECONDS EAST ALONG SAID NORTH LINE OF THE NORTHEAST

QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15 FOR A DISTANCE OF 248.01 FEET TO THE POINT OF BEGINNING, CONTAINING 2.018 ACRES MORE OR LESS.

- WHEREAS,** a Public Hearing concerning the proposed rezoning was held on December 5, 2023 by the Plan and Zoning Commission to solicit evidence and testimony from the public; and,
- WHEREAS,** the Village Planner, and Village Attorney provided the Village with technical and background information regarding the proposed rezoning; and,
- WHEREAS,** the Plan and Zoning Commission met and reviewed the evidence and testimony submitted and has considered all the available factual evidence concerning the requested action.

BE IT THEREFORE RESOLVED this 5th day of December, 2023 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 / HAVE NOT** been met.
 2. The proposed zoning **DOES / DOES NOT** conform with the intent of the Village Comprehensive Plan.
 3. The proposed zoning **IS / IS NOT** consistent with the proposed use of the site.
 4. The proposed zoning **WILL / WILL NOT** be compatible with the established land use pattern in the vicinity.
 5. The proposed zoning **DOES / DOES NOT** create an isolated, unrelated zoning district.
 6. The site **IS / IS NOT** suitable for the uses allowed in the proposed zoning district.
 7. The proposed zoning **WILL / WILL NOT** be consistent with the health, safety and general welfare of the public.
 8. Major land uses in the neighborhood **HAVE / HAVE NOT** changed since zoning was applied to this site.
 9. The proposed zoning **IS / IS NOT** consistent with the existing zoning designations in the surrounding area.
 10. The proposed zoning **WILL / WILL NOT** be contrary to the original purpose and intent of the Zoning Ordinance.

11. The proposed zoning **WILL / WILL NOT** be injurious to the use and enjoyment of adjacent properties.
12. The proposed zoning **WILL / WILL NOT** promote the orderly development of the site and surrounding properties.
13. The proposed zoning **WILL / WILL NOT** significantly adversely impact existing traffic patterns.
14. Adequate facilities for municipal sanitary sewage disposal and water supply **ARE / ARE NOT** available for the site.
15. Adequate provisions for stormwater drainage **ARE / ARE NOT** available for this site.
16. The proposed zoning **WILL / WILL NOT** adversely impact police protection or fire protection.
17. The proposed zoning **WILL / WILL NOT** significantly adversely impact schools or other public facilities.
18. The proposed zoning **WILL / WILL NOT** conflict with existing public commitments for planned public improvements.
19. The proposed zoning **WILL / WILL NOT** adversely influence living conditions in the immediate vicinity.
20. The proposed zoning **WILL / WILL NOT** preserve the essential character of the neighborhood in which it is located.
21. The proposed change **WILL / WILL NOT** significantly alter the population density pattern.
22. The value of adjacent property **WILL / WILL NOT** be diminished by the proposed zoning.
23. The proposed zoning **WILL / WILL NOT** enhance the value of the petitioner's property.
24. The proposed zoning **WILL / WILL NOT** constitute an entering wedge affecting the use or development of adjacent property.
25. If denied, the petitioner **WILL / WILL NOT** suffer deterioration to his or her property value.
26. The proposed zoning **DOES / DOES NOT** correct an error in the original zoning of this site.
27. 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 / WILL NOT** result in private investment that would be beneficial to the development or redevelopment of a vacant property or deteriorated neighborhood.
29. There **IS / IS NOT** a need in the community for additional land within the requested zoning district.
30. The proposed zoning **WILL / WILL NOT** adversely impact agricultural farming operations in the vicinity of this site.
31. The proposed rezoning **IS / IS NOT** consistent with Village Comprehensive Plan policies concerning the protection of prime farmland when appropriate.
32. The proposed rezoning **WILL / 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 / HAVE NOT** been considered during the review of this proposed rezoning request.
34. _____

- B. The Plan and Zoning Commission does hereby recommend that the Board of Trustees of the Village of Mahomet **GRANT / DENY** the requested zoning map amendment for the subject property from R-3C Multiple-Family Residential to C-2 General Commercial district.

Chair, Plan and Zoning Commission
Village of Mahomet, Illinois

Case Name: ZA 2023-06

**REQUEST FOR ZONING AMENDMENT
VILLAGE OF MAHOMET**

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Filed: 11-6-2023

Date of Hearing: December 5, 2023

Date of Published Notice: November 19, 2023 Newspaper News-Gazette

Fee Paid – Receipt No.: CK 9845

Amount: \$300.00

Date: 11-6-2023

Legal Ad cost: CK# 9853

\$238.40

11-27-2023

Comments: (indicate other actions such as continuances) _____

Action by Board on Request: _____

NOTICE TO APPLICANTS

1. A Zoning Amendment is a zoning adjustment, which permits a change of district requirements where an individual or group of properties are both harshly and uniquely burdened by the strict application of the law. The power to alter zoning districts is limited. No Zoning Amendment will be granted which would adversely affect surrounding property or the general neighborhood. All zoning amendments must be in harmony with the intent and purposes of the Zoning Ordinance. The applicant must show that there is need and justification for the proposed amendment.
2. There will be no refund of application fee for any Zoning Amendment not granted or withdrawn.
3. No incomplete applications will be acted upon.
4. Granting a Zoning Amendment requires that the Village hold a Public Hearing regarding the request, and publication of a Public Notice 15 days in advance of the Hearing. Applicants are urged to coordinate their activities with Village staff to assure consideration of their request is as timely a manner as is reasonably possible.

Case Name: ZA 2023-06

ZONING AMENDMENT

DATA ON APPLICANT AND OWNER

Name of Applicant (s): Research Purchasing Management Services, Inc Phone: 217-202-6204
Don Bonham, president

Address of Applicant (s): _____

Property Interest of Applicant: 1204 E. Oak St.
(Owner/Contract Purchases/Agent, etc.)

Name of Owner: Research Purchasing Management Services, Inc Phone: 217-202-6204
Don Bonham, president

ADDRESS AND DESCRIPTION OF PROPERTY

Address: 1204 E Oak St, Mahomet, IL
1202 E Oak St

Width of Lot: ~248' Length of Lot: ~330'

Lot Area (Square Feet): 2.018 AC Tax Parcel Number: 15-13.15-476-016

Legal Description: (or attach legal description) See attached Final Plat Mend
Subdivision

LAND USE AND ZONING

Present Zoning: R-3C

Proposed Zoning: C-2

Present Land Use: Vacant house

Proposed Land Use: commercial offices in house

	Surrounding Zoning	Surrounding Land Use
North	<u>C-2</u>	<u>Storage units</u>
South	<u>R-1A</u>	<u>~~subdivision~~ home single family</u>
East	<u>C-2</u>	<u>commercial offices/daycare</u>
West	<u>C-2</u>	<u>Vacant</u>

Case Name: 2A 2023-05

REASONS FOR REQUEST FOR ZONING AMENDMENT

NOTE: The following questions must be answered completely. If additional space is needed, attach extra pages to application. Before answering, read the NOTICE TO APPLICANTS attached hereto.

1. Error in the present Ordinance to be corrected by the proposed change in the Ordinance (Explain fully):

NA

2. Other circumstances which justify the Amendment (Explain Fully): Property was previously zoned C-2

3. Does any violation of the Village of Mahomet Zoning Ordinance exist on the property at this time? YES _____ NO X If yes, how? _____

4. Is the subject property planned to be improved? Using existing adding any required items
When? _____

What improvements are planned? _____

What will be the actual use of the improvements Office

5. Will the grant of an Amendment in the form requested be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance?

Yes X No _____ Elaborate: Property was previously zoned

C-2

6. Have there been major land changes since zoning was applied in 1963 (i.e. new expressway, new development, etc.)? Yes _____ No X Elaborate: _____

Case Name: ZA2023-06

ZONING AMENDMENT

7. Would the proposed change create an isolated district unrelated to adjacent land use or zoning?
Yes _____ No X Elaborate: Property was previously zoned C-2 and
> half the parcel is zoned C-2, Property to N, E & W is zoned C-2
8. Can the owner of the property realize an economic benefit from uses in accordance with existing zoning? Yes _____ No X Elaborate: _____

9. Are there other sites available already zoned for the proposed use? Yes _____ No _____ Elaborate: _____
We currently own this property and want to use as commercial
office space. Before rezoning to R-3C we used for that purpose
and it was zoned C-2
10. Additional comments by applicant: _____

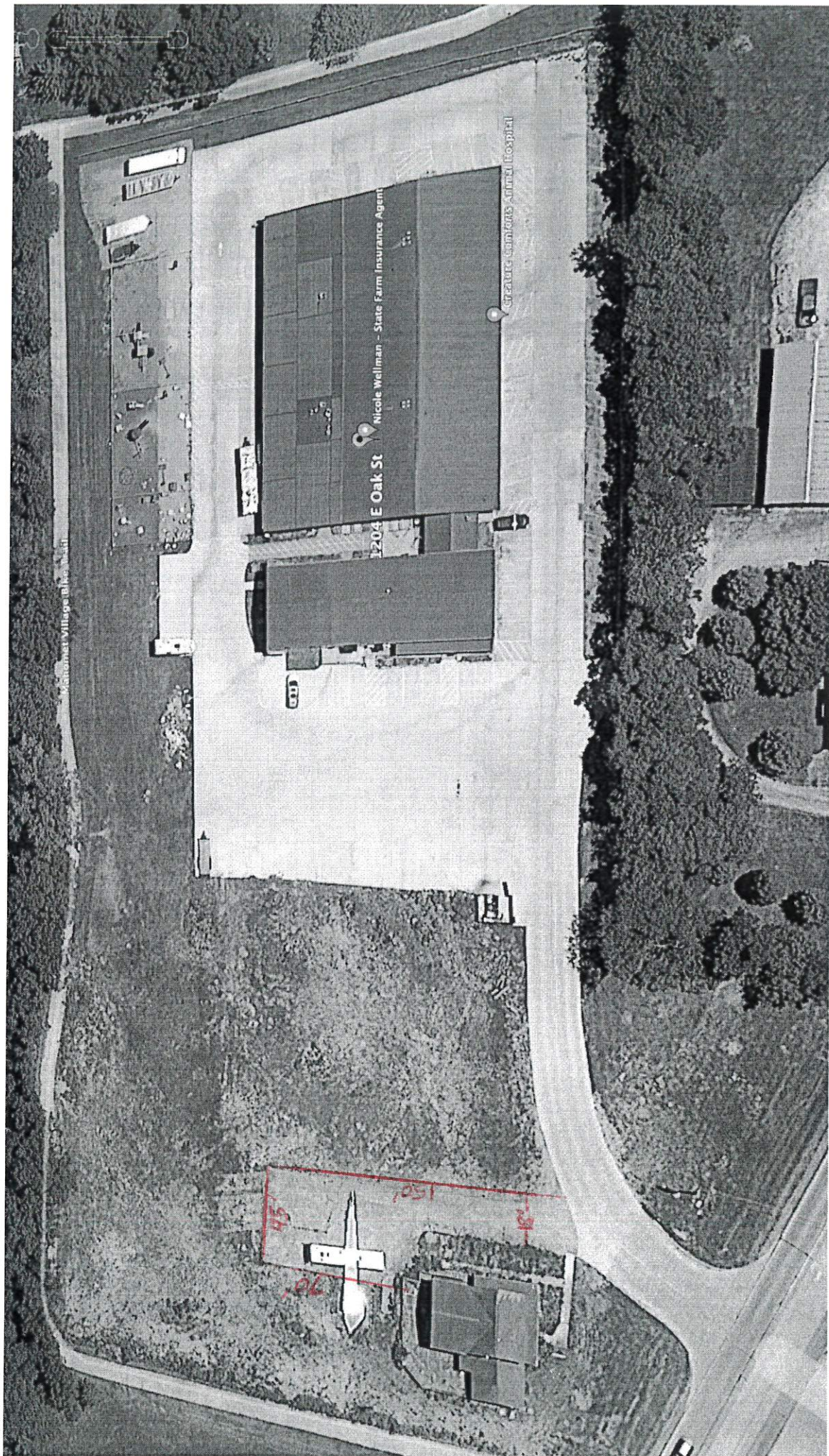
SKETCH PLAN

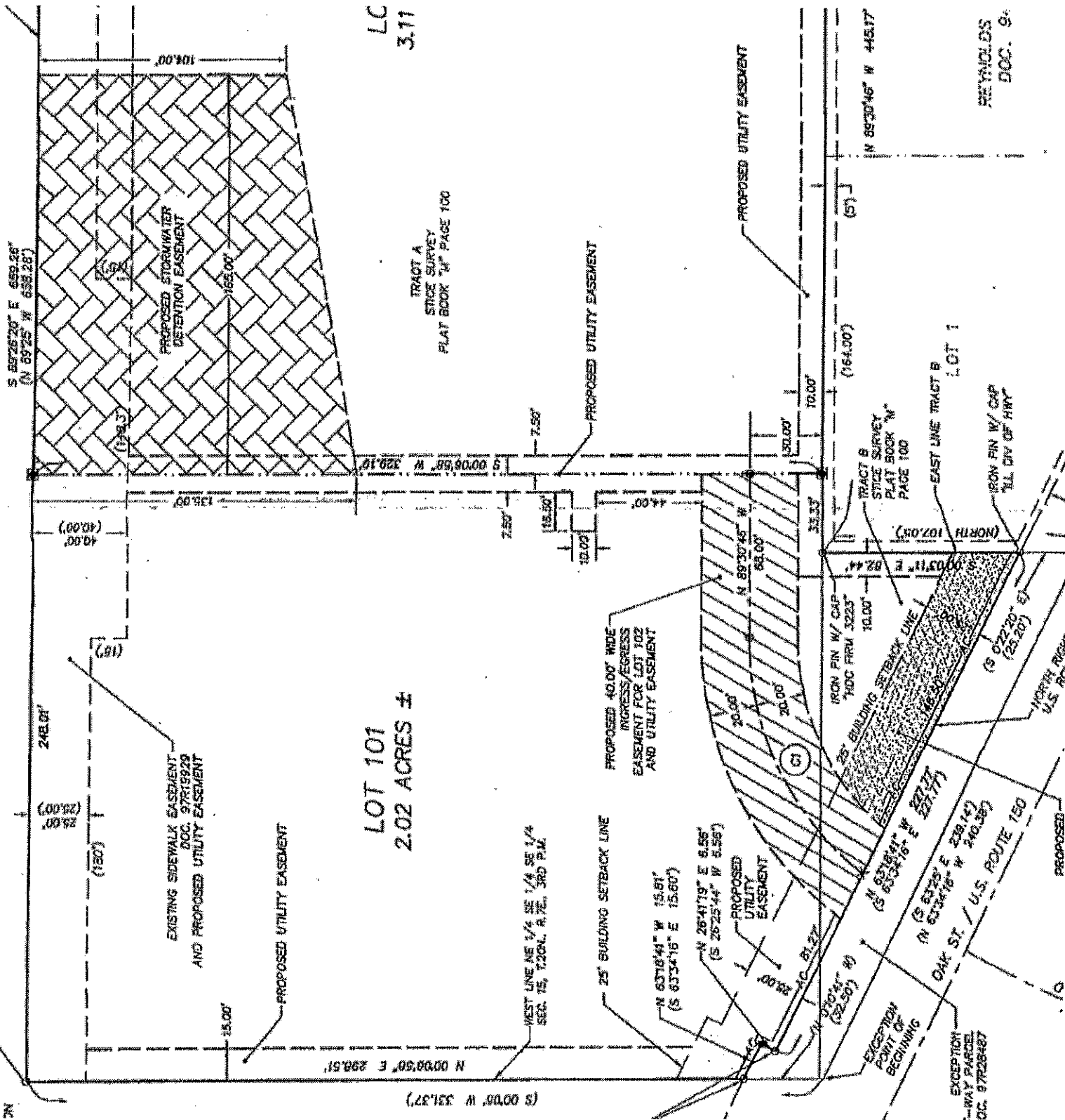
- A) Is a scaled plot plan indicating the location of the premises and the nature of the variance attached.
Yes X No _____ (Application will not be processed without the required drawing)
- B) Additional exhibits submitted by applicants: _____

I (we) certify that all of the above statements and the statements contained in any papers or plan submitted herewith are true to the best of my (our) knowledge and belief.

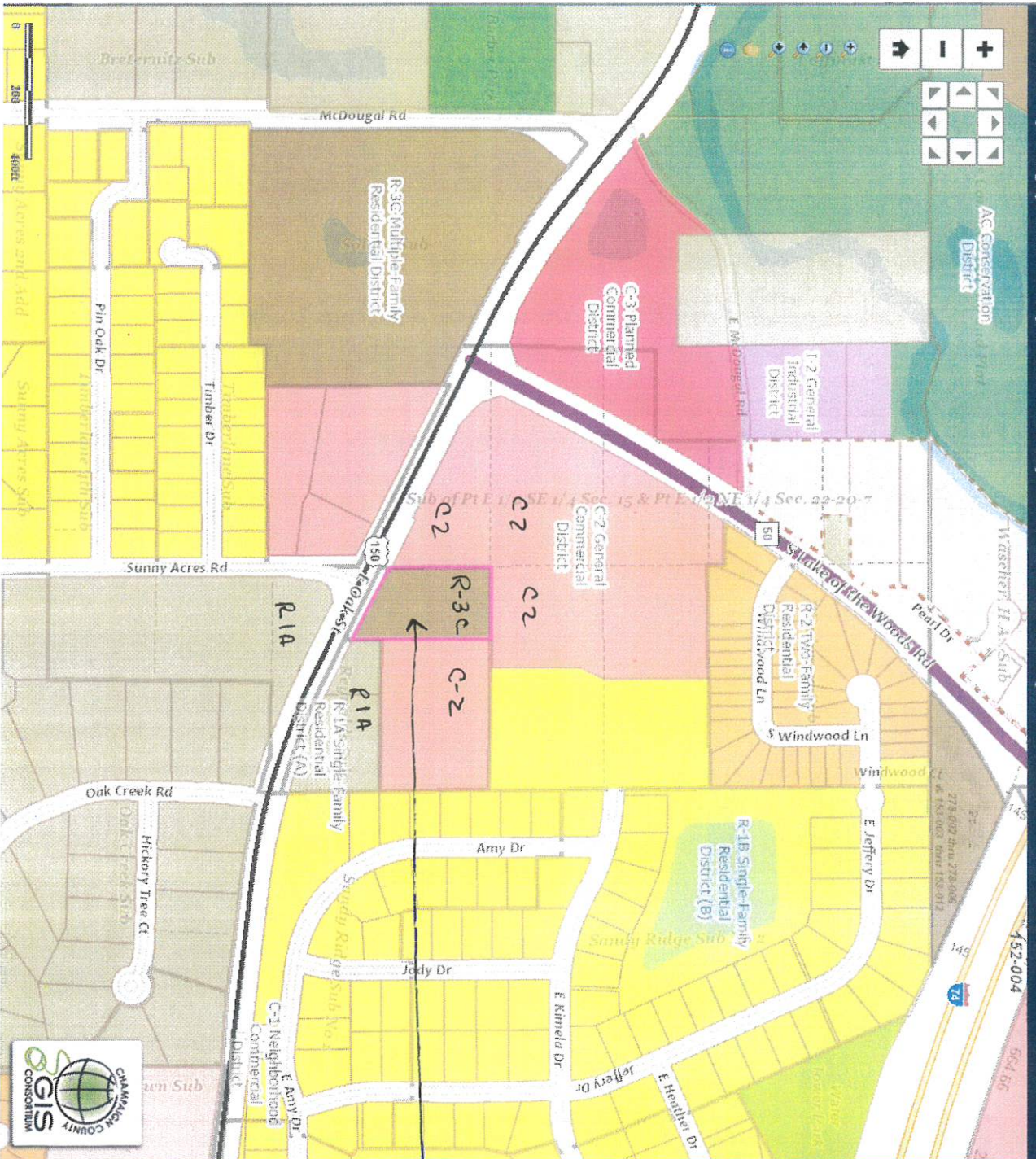
Mend Properties, Inc
(Signature) Applicant
Carl Barton President
(Signature) Owner

11/6/23
Date
11/6/23
Date





9-506
SC 704-11

[Click Arrow to Minimize Information Window](#)[Base Maps and Imagery](#)[Additional Overlay Layers](#)[Search and Identify](#)[Drawing and Measuring Tools](#)[Print and Upload Tools](#)[Results](#)[Mahomet Zoning](#)[R-3C Multiple-Family Residential District](#)

The purpose of the R-3C Multiple-Family Residential District is to provide for multiple-family dwellings along with related residential uses. The R-3C District may serve as transitional uses between commercial or industrial uses and other lower density multi-family uses.

[Complete Village of Mahomet Zoning Ordinance](#)[Village of Mahomet Zoning Web Page](#)

lot to be rezoned to C-2



REC DN: 05/16/2016 2:06:28 PM
CHAMPAIGN COUNTY
BARBARA A. FRASCA, RECORDER
REC FEE: \$9.00
RHSPS FEE: \$9.00
PAGES 14
PLAT ACT: PLAT PAGE: 1

PAGES 14
PLAT ACT: PLAT PAGE:

[illegible]

CHAMBERLAIN/STUBBINS
LEND PROPERTIES, INC.
DOE R. BROWMAN, PRESIDENT
1204 E. CLAY ST.
MILWAUKEE, W. 53155
(800) 913-1100

LINES AS CONSTRUCTION
 B. JAMES JOHNSTON; BOOK 270, PAGE 222, CLAMNET
 EASEMENT
 NORTH LINE 1/4 SE 7/4
 SEC. 14, T20N, R.12E, S90 E.M.
 DISTINGUISHING EASEMENT
 DOC. 87619920
 AND APPROVED UTILITY EASEMENT

Page:

[illegible]

5
 6 = 120.00°
 64 = 107.04°
 674, 6804 = 5 53'39".49"

~~BY~~
CHAMPAGNE

Hubbard
VILLAGE PARK
5/24/15
DATE

ST. ALBANS
VERMONT
JAN 1872
ILLINOIS
★