

CASE 129-AM-24

SUPPLEMENTAL MEMORANDUM #5

November 7, 2024

Petitioner: Troy Parkhill

Request: Amend the Zoning Map to change the zoning district designation from the R-1 Single Family Residence Zoning District to the B-4 General Business Zoning District.

Location: A 1.81-acre tract in the Northeast Quarter of the Southeast Quarter of Section 15, Township 20 North Range 7 East of the Third Principal Meridian in Mahomet Township with an address of 503 South Lake of the Woods Rd, Mahomet.

Site Area: 1.81 acres

Time Schedule for Development: As soon as possible

Prepared by: **Charlie Campo**, Senior Planner
John Hall, Zoning Administrator

BACKGROUND

A public hearing for this case was held on February 29, 2024. The Village of Mahomet filed a resolution of protest to the map amendment on February 28, 2024. At the public hearing, the Board requested that the petitioner contact the Village of Mahomet regarding the location of any entrance on McDougal Rd. The Board also requested a revised site plan showing the location of all buildings to remain, driveway entrances, paved or gravel driveways or parking areas, parking space locations, material storage areas, and the septic tank and leach field. An inspection and report regarding the functionality of the septic system was also requested.

On April 17th the petitioner submitted a revised site plan, showing the location of a paved parking area and the removal of the existing detached garage. Interior floor plans for the building were also submitted. The department requested some revisions to the site plan to better identify the location of the driveway and parking/storage areas, the septic system, and the proposed buffer on the north and east sides of the property.

At the April 25, 2024, meeting the case was continued to allow more time for the petitioner to provide the requested information and revisions to the site plan.

On May 20, 2024, the petitioner requested more time to work with their engineer/architect on the requested site plan revisions, and to request a report from the contractor that inspected the septic system.

At the May 30, 2024, meeting the case was continued to allow more time for the petitioner to provide the requested information and revisions to the site plan.

At the May 30, 2024, meeting the Board was provided copies of a letter from Rebecca Kesler, who is the adjacent neighbor to the north. The letter indicted her protest to the

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proposed map amendment and requested a six-foot privacy fence be installed on the petitioner's property in addition to the proposed 30-foot vegetative screen that was proposed by staff as a Special Condition to the map amendment.

On July 1, 2024, the petitioner met with Staff to provide an update on their project. The petitioner has an engineer working on a revised site plan and has hired an architect to provide plans for the improvements to the existing home on the property. The petitioner provided a septic system evaluation from a septic system contractor as requested by the Board. The evaluation stated that the septic system appeared to be functional but was undersized and its effectiveness could vary with water usage.

At the July 11, 2024, meeting the petitioner told the board that they expect to have a site plan prepared by their engineer by early August. The petitioner also mentioned their negotiation with the Village regarding the granting of sewer easements along the east side of the property.

The petitioner contacted the Department on August 21, 2024, to say that they are working with Village of Mahomet on a pre-annexation agreement for the property.

At the August 29, 2024, meeting a revised site plan was provided as a handout to the Board showing the removed garage, new entrance along McDougal Rd. and a new paved parking area to the west of the existing home.

On November 5, 2024, the Village of Mahomet Planning and Zoning Commission heard cases for a Rezoning Upon Annexation and a Conditional Use Permit Upon Annexation for the property. The Mahomet Planning and Zoning Commission recommended approval of both cases, and they will go before the Village Board of Trustees on November 26, 2024.

STATUS

If the petitioner's zoning cases with the Village of Mahomet are approved, future zoning review and approvals will be through the Village, and action by the Board on this case will not be necessary. Staff spoke with the petitioner and at their request we recommend that the Board continue the case to a later date to allow the petitioner and the Village to finalize their zoning cases.