

PLAN AND ZONING COMMISSION
MEETING MINUTES
January 5, 2021

CALL TO ORDER: The meeting was called to order at 7:01pm on Tuesday January 5, 2021.

Patrick Brown confirmed there was no one from the public present at the Village Hall.

ROLL CALL:

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

Members Absent: Earl Seamands.

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

PUBLIC COMMENT: No one came forward.

Joe Chamley asked if there were any written or emailed comments submitted.

Abby Heckman stated nothing was received over email.

Patrick Brown stated he was not aware of anything dropped off.

REVIEW/APPROVE MINUTES: November 10, 2020 and December 1, 2020

Buchanan moved to approve the November 10, 2020 and December 1, 2020 minutes as presented. DeAtley seconded the motion. ROLL CALL. 6-0. Motion Passed.

PUBLIC HEARINGS:

LSRD2021-01: THORNEWOOD LSRD SUBDIVISION

A RESOLUTION CONCERNING ESTABLISHMENT OF A LARGE SCALE RESIDENTIAL DEVELOPMENT ON 33.2± ACRES OF LAND LOCATED IMMEDIATELY SOUTH OF FOREST RIDGE DRIVE AT BRIARWOOD LANE AND WILLOWGROVE LANE AND NORTH OF BRIAR CLIFF SUBDIVISION

Abby Heckman introduced the case and information in the staff report. She stated the LSRD and associated preliminary plat were included on the same staff report. She stated 115 units would be allowed based on LSRD calculations and the developer is proposing 70 units. She stated there is an existing annexation agreement which covers this land and other land in ThorneWood Subdivision.

Mr. Roloff asked if the developer's engineer would like to present information about their project.

Patrick Moone, Farnsworth Group, stated the LSRD designation provides some flexibility for the developer. He stated their client within the last six to nine months has strong requests for a variety of lot sizes within ThorneWood Subdivision. He went over the different lot widths and sizes of the proposed lots. He stated it was a good mix of lots and the developer believes it will be very successful. He talked about the difference between the proposed preliminary plat and the existing preliminary plat. He stated he was working with the fire department on the southern pathway connection into Briarcliff Subdivision. He went over the pathway layout and connections for the development. He stated all of the lots will meet the 10,000 square foot minimum, some will be narrower than the 80 foot width. He stated they were able to gain 6 lots from the current preliminary plat while reducing the amount of infrastructure per lot.

Neil Finlen, Farnsworth Group, stated this plan is greatly improved from the current preliminary plat. He stated getting bikes off of IL 47 with a bike path connection was a great need and desire for the neighborhood. He stated the traffic increase on to IL 47 with the six (6) additional lots was minimal and they are working with IDOT to verify those traffic numbers.

Patrick Moone stated the pathways in the public right-of-way would be maintained by the Village and the mid-block cross that is on private property will ne owned and maintained by the HOA.

Marlin Livingston, president of Thornewood HOA, asked for clarification of the HOA obligation related to the path.

Patrick Moone stated the pathway on private HOA property would be the HOA's responsibility to maintain. He stated the developer would construct and then it would be turned over to the HOA to maintain.

Mr. DeAtley asked what kind of material would be used to construct the pathway to be maintained by the HOA.

Patrick Moone stated the construction plans show it as concrete.

Mr. Buchanan asked about the construction of the pathway connection to Briarcliff Subdivision.

Patrick Moone stated that pathway location would also be paved per the fire department requirement.

Mr. Briney asked if there would be an obstruction to prevent cars from driving through.

Patrick Moone stated there would be a barrier but he is still working that out with the fire department on the exact type that could be used.

Mr. Buzicky asked if the Briarcliff property owners were aware of the path construction.

Abby Heckman stated that staff has met with the property owners on either side of the pathway into Briarcliff, one of the owners is also on the HOA board. She stated they were made aware of the width of the path and will stay in contact as the plan comes together.

Patrick Brown stated he wanted to make it clear that the pathway connection to Briarcliff is only for worse case situations. He stated the fire department wouldn't use the pathway unless they had to.

Marlin Livingston, 1415 N Brookhaven Drive, stated thank you to the Village for helping to make the bikepath connection a reality. He stated the neighborhood is excited about it. He asked for clarification for who will maintain and how the HOA portion of the path would be maintained.

Kelly Pfeifer stated what is casually known as Thornewood Subdivision is actually two subdivisions with two separate HOAs, Thornewood Subdivision and Thornewood North Subdivision. Thornewood North does not participate in the maintenance of the Thornewood Subdivision lakes, Thornewood North has it's own detention area north of the subdivision. She stated the commons areas contained within Thornewood Subdivision is maintained by Thornewood. She stated the subject land area was always conceived to be part of the Thornewood Subdivision HOA.

Abby Heckman stated this is a preliminary stage so the subdivision isn't to the point of having recording documents but staff would make sure the maintenance of common areas is addressed as part of those documents.

Mr. DeAtley stated the existing recorded covenants stated that all future phases would be a member of the Thornewood HOA.

Kelly Pfeifer agreed and stated this land area was part of the original annexation agreement.

Martin Livingston stated the HOA as part of their budget would need to assess the cost for maintenance. He asked about the timing of the bikepath constructions.

Patrick Moone went over the phasing as it related to the bikepath. He stated in the first phase the path would run down Briarwood Lane, Ravenwood Drive, through the outlot and connect to the Briarcliff Subdivision. He stated the remaining path connections would happen with the second phase. He stated the first phase would happen within the next year.

Neil Finlen stated the Village asked for the phasing as it is in order to make the connection to Briarcliff Subdivision in the first phase. He stated the developer had a different phasing plan but agrees the sooner connection is good. He stated there has been a lot of input to make this a good plan.

Martin Livingston asked for the construction obligations for the HOA.

Kelly Pfeifer stated the developer is responsible for the construction of the pathways as shown on the approved construction plans. She stated the area of the pathway that is outside of the bounds of the Thornewood subdivision, the Thornewood HOA will not maintain. She stated the HOA may want to add input to the development agreement that will go along with the LSRD designation if they are interested in maintaining the pathway that is outside of the public right-of-way differently than what is typically required for the public right-of-way. She stated typically it would have to be mowed to less than 8 inches at all times but if they want to do something different in the Ameren easement like native grasses in a natural state, that could be addressed in the development agreement so those areas don't have to follow our typical mowing requirements. She stated it could reduce some of the maintenance costs.

Mr. DeAtley stated the subdivision recording documents typically address the timing of when those common areas and the responsibility would be turned over to the HOA.

Kelly Pfeifer stated it would be helpful to have feedback from the HOA about the HOA's expectations are with control and ownership. She stated if turning over those common areas sooner rather than later is the desire of the HOA, that it could be a possibility given the HOA already exists and is functioning. She stated she would not authorize the common areas to turn over to the HOA until they are completely constructed according to approved construction plans, final grading is completed, and the ground is completely stabilized. She stated the timing of turn over to the HOA could be built into the development agreement.

Mr. Roloff asked if it will be a straight path through the Ameren easement or if it could meander.

Kelly Pfeifer stated when the path was originally shown in aggregate it allowed for some flexibility. She stated now that it is concrete, she would recommend it be placed as far south as possible to avoid large Ameren vehicles driving on it. She stated if the HOA wanted something different then they need to provide feedback to staff.

Patrick Moone stated he would look into the Ameren easement requirements since it was there before the subdivision.

Mr. Roloff asked for any other comments or questions. He stated since no one spoke up that he would entertain a motion to close the public hearing.

Buchanan moved to close the public hearing. Spencer seconded the motion. ROLL CALL. 6-0. Motion Passed.

RESOLUTIONS and MOTIONS (TO BE ACTED UPON)

LSRD2021-01: THORNEWOOD LSRD SUBDIVISION

A RESOLUTION CONCERNING ESTABLISHMENT OF A LARGE SCALE RESIDENTIAL DEVELOPMENT ON 33.2± ACRES OF LAND LOCATED IMMEDIATELY SOUTH OF FOREST RIDGE DRIVE AT BRIARWOOD LANE AND WILLOWGROVE LANE AND NORTH OF BRIAR CLIFF SUBDIVISION

Mr. Roloff stated there is a prepared resolution for LSRD designation.

Mr. Buzicky asked how the sideyard setbacks for this phase compares with the front part of Thornewood that exists.

Abby Heckman stated the front part of Thornewood has a sideyard setback requirement of six (6) feet and they are proposing a seven (7) foot sideyard setback for this area. She stated they are asking for the sideyard setback as allowed in R1C zoning but with the larger lot area of 10,000 square feet as required in R1B zoning.

Buchanan moved to recommend approval of LSRD designation with the findings of fact as stated below. Roloff seconded the motion. ROLL CALL. 6-0. Motion Passed.

BE IT THEREFORE RESOLVED this 5th day of January, 2021, by the Plan and Zoning Commission of the Village of Mahomet, that:

- A. The Plan and Zoning Commission does hereby recommend that the Village of Mahomet Board of Trustees **APPROVE** the establishment of a Large Scale Residential Development to be known as **Thornewood LSRD**.
- B. The Plan and Zoning Commission does hereby recommend that the Village of Mahomet Board of Trustees **APPROVE** the Development Plan (Thornewood 6th Subdivision Amended Preliminary Plat - 5 pages dated December 1, 2020) for the **Thornewood LSRD** upon completion of minor modifications identified by the Village staff and does hereby authorize the Chairman to sign the Certificate of Approval of said Plan upon completion of said minor modifications.
- C. The Plan and Zoning Commission does hereby recommend the following to the Village of Mahomet Board of Trustees related to requested zoning requirement variations for the **Thornewood LSRD**:
 1. **APPROVE** Allow a lot width minimum of 65 feet instead of 80 feet as required in R-1B zoning.
 2. **APPROVE** Allow a minimum side yard setback, for lots that are 65 feet to 79 feet wide, of 7 feet, except as required along the perimeter boundaries of the LSRD development.
- D. The Plan and Zoning Commission does further recommend the following actions concerning the **Thornewood LSRD**:
 1. The LSRD Development Plan (Thornewood 6th Subdivision Amended Preliminary Plat - 5 pages dated December 1, 2020) is fulfilled by the submitted amended preliminary plat.
 2. A Final Plat(s) covering the site shall be prepared, reviewed, approved, and recorded, consistent with the standards and procedures of the Subdivision Ordinance.
 3. Submission of all supporting documentation in proper form.

4. All site development shall be in compliance with the approved Development Plan.
 5. Revision of the Development Plan to incorporate any staff technical review comments.
 6. Compliance with the Building Permit requirements of the Village.
 7. An executed development agreement (or annexation agreement) between the Village of Mahomet and the developer which reflects the development plan and commitments presented to the PZC at the January 5, 2021 meeting and other requirements of the Village as approved by the Board of Trustees.
- E. Approval of the Development Plan shall be further granted with the understanding that future minor modifications to the Development Plan shall be allowable, so long as those changes comply with applicable Village Ordinance requirements, do not change the use and character of the site, do not change the intent of the Development Plan, and are reviewed and approved by Village Staff.
- F. In the event that the minor modifications to the Development Plan is not completed and all supporting documents are not submitted in final form within 60 days from the date of approval by the Board of Trustees, the approvals recommended herein shall be null and void.
- G. The approval recommended above shall be subject to the fulfillment of the conditions set forth in Item D above. In the event that these conditions are not fulfilled, the Development Plan may become void.

MAP2021-01: THORNEWOOD LSRD SUBDIVISION (PRELIMINARY PLAT)

A RESOLUTION CONCERNING AN AMENDED PRELIMINARY PLAT ON 33.2± ACRES OF LAND LOCATED IMMEDIATELY SOUTH OF FOREST RIDGE DRIVE AT BRIARWOOD LANE AND WILLOWGROVE LANE AND NORTH OF BRIAR CLIFF SUBDIVISION

Mr. Roloff stated there is a prepared resolution for Thornewood Preliminary Plat.

Mr. Buchanan asked if the waivers requested were the same as was approved previously.

Kelly Pfeifer stated the waivers included are the same type as what was previously approved and are consistent with what would be needed for the phasing shown.

Buchanan moved to recommend approval of Thornewood LSRD Subdivision preliminary plat and to grant the nine requested waivers with the findings of fact as stated below. Roloff seconded the motion. ROLL CALL. 6-0. Motion Passed.

BE IT THEREFORE RESOLVED this 5th day of January, 2021 by the Plan and Zoning Commission of the Village of Mahomet, Illinois, that:

- A. The Plan and Zoning Commission does hereby recommend **APPROVAL** of the amended Preliminary Plat of **Thornewood LSRD Subdivision (Thornewood 6th Subdivision Amended Preliminary Plat – dated December 1, 2020)**, by the Board of Trustees and hereby authorizes the Chairman to sign the Certificate of said Plat indicating said action upon completion of modifications identified by Village staff.
- B. The Plan and Zoning Commission does hereby further recommend the following actions concerning the waivers from the standards and procedures of the Subdivision Ordinance requested for the Amended Preliminary Plat of **Thornewood LSRD Subdivision**:
 1. **GRANT** a waiver of standard to allow rear yard overland flow from lots 615 to 709A to exceed the 600 feet length permitted by the Village standards.
 2. **GRANT** a waiver of standard to allow a cul-de-sac length for Briarwood Lane that exceeds 600 feet.
 3. **GRANT** a waiver of the standard to allow street access spacing to the parcel to the west to exceed one quarter mile, approximately 1,890 lineal feet.
 4. **GRANT** a waiver of the standard to allow the Briarwood Lane block length to exceed 1000 lineal feet.

5. **GRANT** a waiver of the standard to allow the Willowbrook Lane block length to exceed 1000 lineal feet.
 6. **GRANT** a waiver of the standard to allow a Ravenwood Drive centerline radius near lot 726 of 85 feet.
 7. **GRANT** a waiver of the standard to allow a bikepath and emergency vehicle only access connection from Briarwood Lane to right-of-way in Briar Cliff Subdivision.
 8. **GRANT** a waiver of the standard to allow construction to the SVWPD sanitary sewer design standards.
 9. **GRANT** a waiver of the standard to allow construction to the SVWPD water main design standards.
- C. The approval of the Amended Preliminary Plat recommended above is further subject to the following conditions:
1. Submission of all supporting documentation in proper form.
 2. Revision of the Amended Preliminary Plat to incorporate the Village staff technical review comments.
- D. In the event that the modifications to the Amended Preliminary Plat are not completed, the outside agency review is not completed, all required supporting documents are not submitted in final form, or the conditions set forth above are not met within 60 days from the date of approval by the Village Board of Trustees, the approvals recommended herein shall be null and void.

COMMISSIONER / STAFF COMMENTS:

NEXT PZC MEETING – FEBRUARY 2, 2021

Abby Heckman stated there would be a meeting next month because the 2021 Official Zoning map needs to be approved as we do annually.

Neil Finlen stated that the Village and all those associated are held in high regard in the development community and it is a pleasure working with them.

Mr. Roloff thanked him for the nice comments.

ADJOURN:

Briney moved to adjourn the meeting. Spencer seconded the motion. ROLL CALL. 6-0. The meeting was adjourned at 7:55pm.

Respectfully,

Abby Heckman, Planner