

PLAN AND ZONING COMMISSION
MEETING MINUTES
February 2, 2021

CALL TO ORDER: The meeting was called to order at 7:00pm on Tuesday February 2, 2021.

Joe Chamley stated he was present at the Village Hall and that no one from the public was present at the Village Hall.

ROLL CALL:

Members Present: Jay Roloff, Robert DeAtley, Bob Buchanan, Mike Buzicky, Earl Seamands, Steve Briney and Damian Spencer (joined meeting at 7:03pm).

Members Absent: None.

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

PUBLIC COMMENT: No one came forward.

REVIEW/APPROVE MINUTES: January 5, 2021

Mr. Roloff stated the draft minutes were sent out today and he didn't have enough time to review prior to the meeting. He suggested moving the approval of the minutes to the meeting next month.

Joe Chamley stated the minutes could be moved to the next meeting without a motion.

Mr. Roloff requested staff to move the minutes to the next meeting to allow the members more time to review the minutes.

RESOLUTIONS and MOTIONS (TO BE ACTED UPON):

2021 OFFICIAL ZONING MAP

A RESOLUTION CONCERNING APPROVAL AND PUBLICATION OF THE 2021 OFFICIAL ZONING

Abby Heckman introduced the 2021 official zoning map and stated the official map must be adopted by the Village every year by the end of March. She stated the presented map reflects the two (2) rezonings that were done in 2020, one (1) within Hunters Ridge Subdivision and one (1) at the intersection of Division and Union Street along the alley. She stated a resolution was attached for consideration.

Mr. Roloff asked for any comments or questions and hearing none asked for a motion.

Buchanan moved to approve and adopt the 2021 Official Zoning Map with the findings of fact as stated below. DeAtley seconded the motion. ROLL CALL. 7-0. Motion Passed.

BE IT THEREFORE RESOLVED this 2nd day of February, 2021 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, "2021 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.

HUNTERS RIDGE SEVENTH SUBDIVISION (FINAL PLAT)

A RESOLUTION CONCERNING A FINAL PLAT FOR HUNTERS RIDGE SEVENTH SUBDIVISION ON 7.41± ACRES OF LAND LOCATED NORTH OF OLIGER DRIVE ON COLE LANE, CATES DRIVE AND RAPP DRIVE

Abby Heckman introduced the case information. She stated the plat was following R1C zoning, not using the LSRD designation and standards that were previously requested by the developer. She stated the subdivision includes 30 single-family lots and two (2) common lots. She stated the subdivision includes roadway extensions for Cole Lane, Cates Drive and Rapp Drive. She stated the land area included in the subdivision drains to the existing detention basin located in Hunters Ridge along Oak Street. She stated staff recommends approval of the subdivision with the customary conditions and a prepared resolution is included.

Kelly Pfeifer stated the construction plans for this subdivision will be presented to the Board of Trustees along with the plat this month.

Mr. Seamands asked if there would be temporary turn-arounds at the end of the streets.

Kelly Pfeifer stated yes and the ordinance now has a standard for temporary turn-arounds.

Abby Heckman pointed out the easements that are provided for the turn-arounds on the plat.

Mr. Buzicky asked why the developer wasn't proceeding with the LSRD designation.

Abby Heckman stated the developer decided not to pursue the LSRD designation that the PZC recommended for approval previously. She stated instead the developer decided to go ahead with the plat using the current zoning and not using the LSRD calculations and special setbacks as were presented with the LSRD request previously.

Kelly Pfeifer stated the Board of Trustees were open to the LSRD idea but the developer chose not to go further with the required development agreement that goes along with the LSRD designation. She stated the developer is still platting the park area that was promised previously with the rezoning request.

Patrick Brown clarified that the Board did approve the LSRD designation but the LSRD development agreement never moved forward because the developer chose not to.

Mr. Roloff stated there was a prepared resolution in the packet and asked for a motion. He stated no waivers were requested.

Seamands moved to approve Hunters Ridge Seventh Subdivision with the findings of fact as stated below. DeAtley seconded the motion. ROLL CALL. 7-0. Motion Passed.

BE IT THEREFORE RESOLVED this 2nd day of February, 2021, by the Plan and Zoning Commission of the Village of Mahomet, that:

- A. The Plan and Zoning Commission does hereby recommend **APPROVAL** of the Final Plat for the **Hunters Ridge Seventh Subdivision** upon completion of modifications identified by the Village staff and does hereby authorize the Chairman to sign the said Final Plat upon completion of said modifications.

- B. The approval of the Final Plat recommended above is further subject to the following conditions:
1. Submission of all supporting documentation in proper form.
 2. The approval of the Final Plat recommended above is further subject to the review and approval of the Final Plat and supporting documents as applicable by other relevant agencies and utility service providers.
 3. In the event that the modifications to the Final Plat are not completed, the outside agency reviews are not completed, all supporting documents are not submitted in final form, or the conditions set forth above are not met within sixty (60) days from the date of approval by the Board of Trustees, the approvals recommended herein shall be null and void.

PRELIMINARY DISCUSSION (NO ACTION):
SELF-STORAGE FACILITY – CLARK STREET

Abby Heckman stated a brief memo and location map for the discussion. She stated Adam Kimball was on the meeting and has submitted some drawings and information that is attached. She stated the area of the proposed project was part of a much larger parcel. She stated they would need to subdivide to get the site ready for development and they are considering a conditional use application to establish a self-storage facility likely similar to the Liberty Self storage that's on the South side of Clark Street. She stated Adam would like some feedback on what they're proposing, whether the conditional use is appropriate for the area and if so what the PZC might want to see as far as conditions or project features. She stated Adam would present the project.

Adam Kimball, 1103 Farm Lake Drive, Mahomet. He stated his wife Jody was on the meeting as well. He stated they were under contract to close on 4.7 acres there as you see in the red rectangle off Clark Street, west of the BP gas station. He stated they would have access to the retention pond. He stated they were early in design but it is a pretty simple build with 25-foot roadways so a fire truck can get in and out and be able to turn around. He stated the development would consist of indoor and outdoor storage, some climate controlled, non-climate controlled and bigger contactor units that have a man door and a roll up door for small businesses to use. He stated the entrance would be off of Clark Street. He stated once they have a blessing from the Village, they would start design which would meet stormwater requirements and ADA requirements. He stated it was a simple development. He stated they had contacted Sangamon Valley Water Department and have the information for the water tap. He stated there is a residential area shown for a manager's residence but a different location could be determined during design.

Abby Heckman stated Clark Street right now has an existing right of way that extends all the way to the back of this parcel which we have talked to Adam about. She stated there is a possibility to have a different design for the street by maybe adding a cul-de-sac then possibly vacating the portion of Clark Street that the Village no longer intends to connect through to the residential areas to the west. She stated staff pointed out to Adam that adjacent to the BP gas station a right-of-way would need to be platted to serve as a secondary outlet for the remaining property to the north.

Mr. Roloff stated the commission had looked at this property in the past.

Abby Heckman stated the same property owner that Adam is working with we had heard from previously which the property owner had presented a plan that included a multifamily development. She stated they has presented information which showed single family residential to the north, commercial uses adjacent to Prairie View Road, and multi-family in the location that is now presented as the self-storage facility. She stated as she understood, the property owner was no longer looking to pursue the multifamily use in this location anymore.

She stated staff had received no update from the property owner as far as their intentions going forward for the property beyond this particular project.

Mr. Roloff asked what the current zoning was on the property.

Abby Heckman stated the property is currently in the County and would have to be annexed into the Village and zoned in order to move forward with the conditional use. She stated a zoning upon annexation petition could run simultaneously.

Mr. DeAtley asked if the Village would annex just this portion of the property of the whole thing.

Abby Heckman answered the whole parcel would be annexed.

Kelly Pfeifer stated before Adam or the landowner goes too far into the process of subdivision and a bunch of legal work Adam wants to figure out whether this project is viable as given the fact it would need a conditional use. She stated he is looking for feedback for some of the elements of the site plan. She stated he has already stated he would comply with stormwater requirements. She stated he intends some mixed-uses and any other conditions to mitigate negative impacts such as fencing, landscaping, lighting, signage and any other features. She spoke about the Clark Street right-of-way and the change of intension for the road to connect to future phases of Fox Run Subdivision. She stated there were lots of moving parts to this project which includes, annexation, existing covenant amendments, right-of-way vacation, waivers and subdivision of the land.

Mr. Buchanan stated he noticed the project is calling for gravel instead of concrete. He stated the Liberty is concrete. He stated since there will be some residential in the area the surface should be either concrete or asphalt.

Mr. DeAtley agreed with the previous statement and thought the ordinance calls for dust-free surfaces. He stated there weren't screening concerns for the property to the south because they are the same use but the part of the property immediately to the north was a concern. He stated he though there was a water service issue when this property was discussed a while back.

Kelly Pfeifer stated a few years ago there was a discussion and when this area was supposed to be multifamily that there was a fire flow problem with such large buildings and large uses. She spoke about water mains and looping. She stated this project does not have the same water demand that multi-family uses would.

Adam Kimball stated he had shown the site sketch to Corn Belt to discuss and there were no issues.

Mr. Buchanan stated hydrants are required every 500 feet and this project has a 700 foot depth but there may need to be water main extensions to serve the property.

Kelly Pfeifer stated Adam would be able to extend the water main as part of the site plan review. She stated it didn't need to be a condition of the Conditional Use because it is a requirement for the site plan.

Adam Kimball stated there is an existing hydrant on the west and the east of the property.

Kelly Pfeifer stated Adam would need to verify with SVPWD that what is there is a public water main.

Mike Buzicky stated the use fits and agrees with previous comments. He asked if fencing is required.

Kelly Pfeifer stated it could be a requirement if it is a condition.

Abby Heckman stated commercial property can have up to an eight (8) foot privacy fence, on the residential side the limit is six (6) feet in height.

Mr. Roloff stated depending on the zoning to the north, buffering could be appropriate.

Adam Kimball stated they plan to fence the project for security.

Abby Heckman asked if the property could be accessed 24 hours a day.

Adam Kimball stated it would be access controlled with a gate.

Mr. DeAtley stated it looks like gravel or paving goes all the way to the property lines and there should be a setback.

Kelly Pfeifer stated the PZC could establish the buildable area for the project.

Mr. DeAtley stated many conditions would be dependent on how the property to the north is to be used, if it is residential then there should be an appropriate landscaping buffering between the two (2) properties.

Abby Heckman stated there is no landscaping or buffering requirement in the zoning ordinance so if that is something that is wanted then it would have to be a condition.

Mr. Buchanan stated that if they don't know what zoning will be to the north then they would have to assume the lowest residential classification.

Kelly Pfeifer stated existing and future planned land uses in the area.

The commission discussed buffering concerns.

Mr. Roloff asked if the property to the north would be annexed and zoned at the same time as this site.

Kelly Pfeifer stated yes, the property is wholly bounded now and can be annexed at any time. She stated it all will annex but the entire property may not subdivide right away.

The commission discussed future zoning.

Mr. Roloff asked what signage was planned.

Kelly Pfeifer stated all signage for the project would have to be contained on the site, no off-site signage but there is a potential to have an interstate sign.

The commission discussed signage options.

Kelly Pfeifer stated the number, type and size of signage could be restricted.

Mr. Roloff stated as long the sign is as short as possible, but knowing that he still needs to have people see him over the gas station that sits between him and Prairie View Road.

Mr. Buchanan asked about right-of-way dedication to the north from Clark Street.

Kelly Pfeifer stated right-of-way would need to be dedicate from Clark Street to the north to serve that land.

Abby Heckman stated we anticipate the right-of-way being adjacent to the west boundary of the BP gas station.

Kelly Pfeifer stated it would be a 66-foot right of way.

The commission discussed the on-site residence.

Kelly Pfeifer stated the residence may need to be on the west side of the property to be served by sewer.

Adam Kimball stated he didn't have any other questions and appreciated the feedback.

COMMISSIONER / STAFF COMMENTS

NEXT PZC MEETING – MARCH 2, 2021

Kelly Pfeifer updated the commission on the Thornewood Subdivision project from last month.

Mr. Roloff stated if there is nothing else, he would entertain a motion to adjourn.

ADJOURN:

DeAtley moved to adjourn the meeting. Buchanan seconded the motion. ROLL CALL. 7-0. The meeting was adjourned at 7:58pm.

Respectfully,

Abby Heckman, Planner