

PLAN AND ZONING COMMISSION
MEETING MINUTES
April 6, 2021

CALL TO ORDER: The meeting was called to order at 7:01pm on Tuesday April 6, 2021.

Patrick Brown 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, and Damian Spencer.

Members Absent: Steve Briney.

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
February 2, 2021

Mr. Buchanan stated he found a change on the January minutes on page 4 of 6 item C calls out Hunters Ridge instead of Thornewood.

Abby Heckman stated it was a copy and paste error and she would make the correction.

Buchanan moved to approve the January 5, 2021 minutes as submitted with the suggested change. DeAtley seconded the motion. ROLL CALL. 5-0-1. Seamands abstained. Motion Passed.

Buchanan moved to approve the February 2, 2021 minutes as submitted. Spencer seconded the motion. ROLL CALL. 6-0. Motion Passed.

PUBLIC HEARINGS:

ZA2021-02: UNLIMITED HOLDINGS LLC

A RESOLUTION CONCERNING A REZONING FROM R1C SINGLE-FAMILY RESIDENTIAL DISTRICT TO R2 TWO-FAMILY DISTRICT ON 2.652± ACRES OF LAND LOCATED WITHIN HUNTERS RIDGE SUBDIVISION NORTH OF THE INTERSECTION OF OLIGER DRIVE AND CATES DRIVE AND ADJACENT TO INTERSTATE 74

Abby Heckman introduced information provided in the staff memo to the PZC. She stated the developer submitted a written statement which was emailed to the PZC members prior to the hearing. The developer statement is as follows:

Planning & Zoning and the Village of Mahomet Board Members,

I wanted to clarify why I need your time again today.

February 2017

The zoning I requested in February of 2017 was because I did not own the .8 acre of land that was zoned Neighborhood Commercial. Eminence Real Estate was purchasing the parcel and was proposing to build a three-story multi-use building. I was looking for a transition from their Commercial Building with R-2 & R-3. I

was never a part of Eminence and when their financing fell through, I acquired the .8 Parcel with the rest of the Hunters Ridge purchase.

July 2017

I requested R-3 zoning for what was the .8-acre tract of Neighborhood Commercial and the balance, except six lots along Sandy Ridge, to be the RU zoning, which was approved. This request was based on recommendations made by staff.

July-August 2020

I requested this rezoning for the lots along Sandy Ridge to RU because I was looking to extend Cole Lane north last fall, but we just did not get that far.

October-November 2020

I submitted a layout and was looking to rezone the land along Interstate 74 to "Single Family attached" and I was guided by staff to pursue the 50'-wide lots for "Single Family detached" using the LSRD.

March-April 2021 (Today)

I am requesting that 8 lots along Interstate 74 be zoned R-2. This would create a transition from the Commercial Interstate like the homes in the front of Hunters Ridge along Rt 150.

I just wanted to explain why I am here asking for a 5th rezoning.

Respectfully,
Rob Frerichs

Rob Frerichs stated he didn't have anything else to add but could answer any questions.

Mr. DeAtley asked if any of the notices sent to surrounding properties included anyone in Sandy Ridge Subdivision.

Abby Heckman stated yes the adjacent properties at the north west corner of the subdivision were notified.

Mr. DeAtley stated he was glad that the rezoning boundary was touching any properties in Sandy Ridge Subdivision.

Mr. Buzicky asked how many lots would be created in this area.

Rob Frerichs stated he thought there were originally ten single-family lots shown in this area and now there will be 16 lots for attached single-family, each home on it's own lot. He stated there was a slight increase.

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

RESOLUTIONS and MOTIONS (TO BE ACTED UPON):

ZA2021-02: UNLIMITED HOLDINGS LLC

A RESOLUTION CONCERNING A REZONING FROM R1C SINGLE-FAMILY RESIDENTIAL DISTRICT TO R2 TWO-FAMILY DISTRICT ON 2.652± ACRES OF LAND LOCATED WITHIN HUNTERS RIDGE SUBDIVISION NORTH OF THE INTERSECTION OF OLIGER DRIVE AND CATES DRIVE AND ADJACENT TO INTERSTATE 74

Mr. Roloff went through the findings of fact.

Seamands moved to approve ZA2021-02 with the findings of fact as stated below. Roloff seconded the motion. ROLL CALL. 6-0. Motion Passed.

BE IT THEREFORE RESOLVED this 6th day of April, 2021 by the Plan and Zoning Commission of the Village of Mahomet that:

- A. The Plan and Zoning Commission does hereby further set forth the following findings of fact concerning the requested zoning amendment:
1. The procedural requirements for zoning establishment or amendment **HAVE** been met.
 2. The proposed zoning **DOES** conform with the intent of the Village Comprehensive Plan.
 3. The proposed zoning **IS** consistent with the proposed use of the site.
 4. The proposed zoning **WILL** be compatible with the established land use pattern in the vicinity.
 5. The proposed zoning **DOES NOT** create an isolated, unrelated zoning district.
 6. The site **IS** suitable for the uses allowed in the proposed zoning district.
 7. The proposed zoning **WILL** be consistent with the health, safety and general welfare of the public.
 8. Major land uses in the neighborhood **HAVE NOT** changed since zoning was applied to this site.
 9. The proposed zoning **IS** consistent with the existing zoning designations in the surrounding area.
 10. The proposed zoning **WILL NOT** be contrary to the original purpose and intent of the Zoning Ordinance.
 11. The proposed zoning **WILL NOT** be injurious to the use and enjoyment of adjacent properties.
 12. The proposed zoning **WILL** promote the orderly development of the site and surrounding properties.
 13. The proposed zoning **WILL NOT** significantly adversely impact existing traffic patterns.
 14. Adequate facilities for municipal sanitary sewage disposal and water supply **ARE** available for the site.
 15. Adequate provisions for stormwater drainage **ARE** available for this site.
 16. The proposed zoning **WILL NOT** adversely impact police protection or fire protection.
 17. The proposed zoning **WILL NOT** significantly adversely impact schools or other public facilities.
 18. The proposed zoning **WILL NOT** conflict with existing public commitments for planned public improvements.
 19. The proposed zoning **WILL NOT** adversely influence living conditions in the immediate vicinity.
 20. The proposed zoning **WILL** preserve the essential character of the neighborhood in which it is located.
 21. The proposed change **WILL NOT** significantly alter the population density pattern.
 22. The value of adjacent property **WILL NOT** be diminished by the proposed zoning.
 23. The proposed zoning **WILL** enhance the value of the petitioner's property.
 24. The proposed zoning **WILL NOT** constitute an entering wedge affecting the use or development of adjacent property.
 25. If denied, the petitioner **WILL** suffer deterioration to his or her property value.
 26. The proposed zoning **DOES NOT** correct an error in the original zoning of this site.
 27. If the property is currently vacant, the length of time the property has remained vacant as zoned **HAS** been considered in the context of land development in the area and in the vicinity of the subject property.
 28. The proposed change in zoning **WILL** result in private investment that would be beneficial to the development or redevelopment of a vacant property or deteriorated neighborhood.
 29. There **IS** a need in the community for additional land within the requested zoning district.
 30. The proposed zoning **WILL NOT** adversely impact agricultural farming operations in the vicinity of this site.
 31. The proposed rezoning **IS** consistent with Village Comprehensive Plan policies concerning the protection of prime farmland when appropriate.

32. The proposed rezoning **WILL NOT** result in long term adverse environmental consequences to natural areas and wildlife habitat.
 33. The LaSalle Factors for evaluation of zoning decisions **HAVE** been considered during the review of this proposed rezoning request.
- B. The Plan and Zoning Commission does hereby recommend that the Board of Trustees of the Village of Mahomet **GRANT** the requested zoning map amendment for the subject property from R-1C Single-Family Residential to R-2 Two-Family Residential district.

PRELIMINARY DISCUSSION (NO ACTION): Prairieside LSRD Subdivision

Kelly Pfeifer introduced the preliminary plan for Prairieside LSRD Subdivision. She provided information related to the previously approved tow lot subdivision for this area and South Mahomet Road right-of-way. She stated the minimum lot size would be approximately 9,170 square feet which is less than the 10,000 square feet that is required by zoning. She stated only some of the lots would be below 10,000 and the reduction is needed to accommodate the layout given the shoreline of the existing adjacent lake. She stated this subdivision would participate in Conway and the Conway lake. She stated an alternative to the LSRD would be a rezoning to R-1C but that would allow for much more density.

Mr. Deatley stated asked about the size of the smaller lots.

Kelly Pfeifer stated the lots are still shown at 80 feet wide and the smaller lots would be about 110 to 115 feet deep.

Mr. DeAtley stated he was concerned about sidewalks on one side of the street.

Kelly Pfeifer stated it would be a five (5) foot sidewalk on one side of the street. She stated staff could support the sidewalk waiver given this is a very isolated location. She stated the LSRD function helps protect the Village and the developer because a development agreement would be required.

Mr. Buzicky stated he was also concern about sidewalks on one side. He asked about the timing of the South Mahomet road project.

Kelly Pfeifer gave a timing update on the construction of South Mahomet Road. She stated in 2022 this section of South Mahomet Road would be constructed to that this subdivision could start their construction. She stated the cul-de-sac off Roberto would be constructed first since it doesn't rely on South Mahomet Road for access. She stated no residential driveways would be permitted directly on to South Mahomet Road in this area.

Abby Heckman stated the Roberto Road cul-de-sac would not be part of the LSRD request and will be part of Conway.

COMMISSIONER / STAFF COMMENTS:

NEXT PZC MEETING – MAY 4, 2021

Mr. Roloff stated he wasn't sure if he would be able to be at the May meeting.

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. 6-0. The meeting was adjourned at 7:47pm.

Respectfully,

Abby Heckman, Planner