

PLAN AND ZONING COMMISSION
MEETING MINUTES
May 4, 2021

CALL TO ORDER: The meeting was called to order at 7:05pm on Tuesday May 4, 2021.

Kelly Pfeifer called the meeting to order and stated Jay Roloff was not at the meeting and therefore needed a motion for an acting chair.

Buzicky moved to make Bob Buchanan the acting chair for the meeting. DeAtley seconded the motion. ROLL CALL. 5-0. Motion Passed.

ROLL CALL:

Members Present: Robert DeAtley, Bob Buchanan, Mike Buzicky, Earl Seamands, and Steve Briney.

Members Absent: Jay Roloff and Damian Spencer.

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: April 6, 2021

Abby Heckman stated the minutes were not provided to the Commission so the April minutes would be moved to the next meeting for approval.

PUBLIC HEARINGS:

LSRD2021-02: PRAIRIESIDE LSRD (VERTICAL TOWER PARTNERS LLC)

A RESOLUTION CONCERNING ESTABLISHMENT OF A LARGE SCALE RESIDENTIAL DEVELOPMENT 18.61± ACRES OF LAND LOCATED SOUTH AND EAST OF THE CONWAY FARMS SUBDIVISION LAKE AND NORTH OF THE FUTURE SOUTH MAHOMET ROAD EXTENSION

Kelly Pfeifer stated the Commission should be familiar with the project since there was a preliminary discussion on it last month. Kelly Pfeifer introduced the information from the staff report. She stated the unique shape of the land and elevations needed some adaptations from our current rules. She stated the LSRD process is the only way to do that for residential developments. She discussed the project layout, lot sizes, lot widths and sidewalks on one side of the street. She stated this subdivision would be part of Conway Farms POA. She stated variations are needed to support the proposed layout. She stated they are proposing 51 single-family residential lots and the LSRD designation could allow up to 64 lots. She stated this subdivision comes off of South Mahomet Road which doesn't exist because the Village of Mahomet will be constructing South Mahomet Road starting next year. She stated a draft development agreement will be presented to the BOT in the next couple weeks.

Mr. Buchanan asked if there was anyone from the public that wanted to speak and no one came forward.

DeAtley moved to close the public hearing for LSRD2021-02. Buchanan seconded the motion. ROLL CALL. 5-0. Motion Passed.

ZA2021-03: PV403 DEVELOPMENTS LLC

A RESOLUTION CONCERNING A REZONING UPON ANNEXATION REQUEST FOR 26.04± ACRES OF LAND LOCATED WEST OF PRAIRIEVIEW ROAD AND NORTH OF CLARK STREET FROM COUNTY AG-2 AGRICULTURE DISTRICT TO VILLAGE C-2 GENERAL COMMERCIAL AND AC CONSERVATION DISTRICTS

Abby Heckman introduced the information in the staff report.

Mr. Buchanan asked for any comments from the public and no one came forward. He asked for a motion to close the public hearing.

Seamands moved to close the public hearing for ZA2021-03. Briney seconded the motion. ROLL CALL. 5-0. Motion Passed.

RESOLUTIONS and MOTIONS (TO BE ACTED UPON):

ZA2021-03: PV403 DEVELOPMENTS LLC

A RESOLUTION CONCERNING A REZONING UPON ANNEXATION REQUEST FOR 26.04± ACRES OF LAND LOCATED WEST OF PRAIRIEVIEW ROAD AND NORTH OF CLARK STREET FROM COUNTY AG-2 AGRICULTURE DISTRICT TO VILLAGE C-2 GENERAL COMMERCIAL AND AC CONSERVATION DISTRICTS

Mr. Buzicky asked if there is a plan for the C2 area about how many uses will be there.

Kelly Pfeifer stated there was a concept plan for this area a few years ago but that didn't happen due to issues with utilities and fire flow on the south side. She stated getting the property annexed and zoned is the first step to the overall plan for this site. She stated the whole site is shown as commercial in the Comprehensive Plan.

Mr. DeAtley asked if the mini-warehouse use proposed a few months ago was still planned.

Kelly Pfeifer stated there could in the future be an official request for a Conditional Use to establish mini-warehouses but that is not for consideration tonight.

Mr. Buchanan went through the resolution findings of fact.

Mr. Buzicky stated number 14 should be modified to defer to Sangamon Valley Public Water District.

Mr. Buchanan suggested using the words may be available.

Joe Chamley stated we are not committing Sangamon Valley to serve this area, the PZC is just considering whether it is reasonably in the area.

Kelly Pfeifer stated the petitioner has been in contact with Sangamon Valley and they are under the impression that the commercial uses are able to be served. She stated she suggested the following language for number 14: Adequate facilities for sanitary sewage disposal and water supply **MAY BE** available for the site by Sangamon Valley Public Water District.

Mr. Buzicky agreed with the suggested language.

Mr. Buchanan continued with the remaining findings of fact items. and asked for a motion on the case.

DeAtley moved to grant the rezoning with the findings of fact as stated below. Buchanan seconded the motion. ROLL CALL. 5-0. Motion Passed.

BE IT THEREFORE RESOLVED this 4th day of May, 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 upon annexation:
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 sanitary sewage disposal and water supply **MAY BE** available for the site by Sangamon Valley Public Water District.
 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 upon annexation for the subject property from County AG-2 Agriculture district to Village C-2 General Commercial and AC Conservation districts.

LSRD2021-02: PRAIRIESIDE LSRD (VERTICAL TOWER PARTNERS LLC)
A RESOLUTION CONCERNING ESTABLISHMENT OF A LARGE SCALE RESIDENTIAL DEVELOPMENT 18.61± ACRES OF LAND LOCATED SOUTH AND EAST OF THE CONWAY FARMS SUBDIVISION LAKE AND NORTH OF THE FUTURE SOUTH MAHOMET ROAD EXTENSION

Kelly Pfeifer stated there was a resolution prepared and that she could answer any questions. She went over the LSRD designation and related approval processes.

Mr. DeAtley stated he had issue with sidewalks only on one side of the street and lot sizes.

Kelly Pfeifer stated now was the time to comment on the two (2) variations. She stated the right-of-way width was standard size and the sidewalk shown on one (1) side is the standard five (5) foot wide sidewalk. She stated the average lot size in the subdivision is still larger than other areas in town. She stated sidewalks can be an impediment to off street parking because if a sidewalk is there you can't park to block the sidewalk. She stated there is sidewalk on one (1) side of the street in the Thornewood Reserves section.

Mr. DeAtley stated he is opposed to sidewalks on one (1) side and would vote no due to that issue.

Mr. Buchanan stated he agreed with Robert's statement.

Mr. DeAtley stated he was disappointed with the design.

Abby Heckman stated a path is planned along South Mahomet Road that would connect to the subdivision. She stated that the LSRD designation was a zoning consideration and sidewalks are a subdivision ordinance consideration so the sidewalk issue is not part of what you are voting on for the LSRD request.

Kelly Pfeifer stated any of you could support the LSRD designation but your concerns about the sidewalks could be included in your recommendation. She stated your feedback to the BOT is important.

Mr. DeAtley stated he would be more favorable to the LSRD if an item D7 was added to the resolution.

Kelly Pfeifer stated is it appropriate to add a condition as D7.

Mr. Buchanan took an informal pole of the PZC to add a statement as D7.

Mr. Seamands agreed.

Mr. Buzicky agreed with adding D7 to require sidewalks on both sides.

Kelly Pfeifer suggested language.

Mr. Buzicky asked about the allowed lot size and width requirements in R-1B and R-1C.

Abby Heckman stated the minimum lot size in R1B is 10,000SF and 80 feet wide, and the minimum lot size in R-1C is 8,000SF and 65 feet wide.

Kelly Pfeifer stated as part of the related LSRD development agreement this land would have to meet the Conway Farm architectural requirements.

Mr. Buzicky stated he had more issue with the sidewalks on one side than the lot sizes.

Mr. DeAtley asked if there are other developments with lots that are less than 120 feet deep.

Kelly Pfeifer stated yes, Sangamon Fields has lots that are less than 120 feet deep. She stated sometimes we allow a narrower right-of-way width to provide more private property. She stated this development is not asking to reduce the right-of-way width. She stated the zoning ordinance allows for a reduced rear yard setback for lots of less than 120 feet deep.

Mr. Buchanan asked if the sidewalk could be shifted closer to the roadway to allow for more off-street parking.

Kelly Pfeifer stated if there are street trees then we have to be careful but staff is having internal conversations on where the sidewalk sweet spot is to help accommodate parking.

Mr. Buchanan went through the resolution and asked for a motion.

DeAtley moved to grant the LSRD designation with the findings of fact as stated below. Buchanan seconded the motion. ROLL CALL. 5-0. Motion Passed.

BE IT THEREFORE RESOLVED this 4th day of May, 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 **Prairieside LSRD**.
- B. The Plan and Zoning Commission does hereby recommend that the Village of Mahomet Board of Trustees **APPROVE** the Development Plan (Prairieside Subdivision – 4 pages dated April 15, 2021) for the **Prairieside 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 **Prairieside LSRD**:
 1. **APPROVE** Allow lot widths, as measured along the front yard setback line, of not less than 74 feet.
 2. **APPROVE** Allow lot areas of not less than 9,100 square feet.
- D. The Plan and Zoning Commission does further recommend the following actions concerning the **Prairieside LSRD**:

1. A Final Plat(s) covering the site shall be prepared, reviewed, approved, and recorded, consistent with the standards and procedures of the Subdivision Ordinance.
 2. Submission of all supporting documentation in proper form.
 3. All site development shall be in compliance with the approved Development Plan.
 4. Revision of the Development Plan to incorporate any staff technical review comments.
 5. Compliance with the Building Permit requirements of the Village.
 6. An executed development agreement between the Village of Mahomet and the developer which reflects the development plans and commitments presented to the PZC at the May 4, 2021 meeting and other requirements of the Village as approved by the Board of Trustees.
 7. Standard sidewalks of 5 feet in width shall be required in the front yard of every residential lot.
- 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.

COMMISSIONER / STAFF COMMENTS: NEXT PZC MEETING – JUNE 1, 2021

Kelly Pfeifer updated the commission on the Governor's order related to allowing Zoom meetings and remote participation. She asked about availability to participate in person.

Joe Chamley stated right now there is the ability to have both in person and remote participation.

Kelly Pfeifer stated we aren't sure if the Governor's order will change which would change the Mayoral declaration. She stated we are fully expecting using Zoom in June but was not sure about July and after.

Patrick Brown stated as long as the Governor extends the order and the Mayor extends the Village order then there would be a hybrid option available.

None of the PZC stated they couldn't come in person.

Mr. Briney stated he might be in Arizona for the July meeting but could Zoom into the meeting.

Mr. DeAtley stated the Commission worked well together tonight to work through issues. He stated he was thankful for the Village working to get the streetlight installed at IL-47 and Reserve Court. He stated his neighbors were thankful too.

Patrick Brown stated there have been two (2) installed for the Thornewood entrances.

ADJOURN:

DeAtley moved to adjourn the meeting. Seamands seconded the motion. ROLL CALL. 5-0. The meeting was adjourned at 8:19pm.

Respectfully,
Abby Heckman, Planner