

PLAN AND ZONING COMMISSION
MEETING MINUTES
June 1, 2021

CALL TO ORDER: The meeting was called to order at 7:04pm on Tuesday June 1, 2021.

ROLL CALL:

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

Members Absent: None.

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

Mr. Roloff stated there were people from the public present at the Village Hall.

PUBLIC COMMENT: No one came forward.

REVIEW/APPROVE MINUTES: April 6, 2021 and May 4, 2021

Abby Heckman stated the minutes for the May 4, 2021 meeting were not provided to the Commission and therefore they would be placed on the agenda for the July meeting for approval consideration.

DeAtley moved to approve the April 6, 2021 meeting minutes. Buzicky seconded the motion. ROLL CALL. 6-0-1. Briney abstained. Motion Passed.

PUBLIC HEARINGS:

ZA2021-04: BRIDLEBROOK DEVELOPMENT TRACT

A RESOLUTION CONCERNING A REZONING FOR 1.8± ACRES OF LAND LOCATED WITHIN THE BRIDLEBROOK PUD BETWEEN PATTON DRIVE AND DELANE DRIVE WEST OF CHURCHILL ROAD FROM R3C MULTIPLE-FAMILY RESIDENTIAL DISTRICT TO R3G MULTIPLE-FAMILY RESIDENTIAL DISTRICT

Abby Heckman presented information from the case memo. She stated the area under consideration was rezoned within the last couple years from C-1 to R-3 to better reflect how the property was expected to develop. She stated the Village recently passed a Zoning Ordinance text amendment to expand the zoning options for multiple-family residential zoning. She stated Village staff is initiating this rezoning from what is now known as R3C to R3G. She stated the proposed R3G classification is more in line with the adjacent residential uses. She stated the rezoning was a prep to be developed as an infill site.

Adam Crutchley, attorney for landowner, stated there was a typo in the resolution that stated Unlimited Homes was the petitioner. He stated he and his client were agreeable to the rezoning and that it makes complete sense to get the site ready for development.

Abby Heckman stated she would correct the error to state the Village of Mahomet was the petitioner on the resolution.

Joe Chamley asked the landowner's attorney if it was correct to say the landowner has no objection to the rezoning request.

Adam Crutchley stated yes, they have no objection to the rezoning.

Mr. Roloff asked if there was anyone from the public that wanted to speak on the case.

Patrick Brown asked for clarification on what the property is currently zoned.

Abby Heckman stated the property is currently zoned R3C Multiple-Family Residential and the proposed zoning is R3G.

Jack Ware, 1613A Patton Drive, asked if the zoning would be the same as the adjacent properties to the east and west.

Abby Heckman stated the existing Bridlebrook facility to the west is currently zoned C-1 neighborhood Commercial and the existing Villa homes to the east are currently zoned R3C.

Patrick Brown asked what the difference was between R3C and R3G zoning.

Abby Heckman went through the allowed uses in the districts. She stated the biggest difference is that R3G allows for Common Lot Line Dwellings which is consistent with the existing housing on the south side of Delane and the quad homes to the east. She stated Common Lot Line Dwellings were not an allowed use in the R3C district.

Bryan Yates, 1619A Patton Drive, asked how many building stories are allowed in the R3G district.

Abby Heckman stated there is a height limit of 45 feet in both the R3C and R3G districts. She stated since the R3G is intended for ground floor living area for each unit it is not expected to have an individual home to be that tall. She stated there has been no plan submitted for the site. She stated they were just wanting to prep the land to encourage the ground floor living space.

Mr. Roloff stated future plans would be presented at a public meeting.

Buchanan moved to close the public hearing for ZA2021-04. Roloff seconded the motion. ROLL CALL. 7-0. Motion Passed.

RESOLUTIONS and MOTIONS (TO BE ACTED UPON):

ZA2021-04: BRIDLEBROOK DEVELOPMENT TRACT

A RESOLUTION CONCERNING A REZONING FOR 1.8± ACRES OF LAND LOCATED WITHIN THE BRIDLEBROOK PUD BETWEEN PATTON DRIVE AND DELANE DRIVE WEST OF CHURCHILL ROAD FROM R3C MULTIPLE-FAMILY RESIDENTIAL DISTRICT TO R3G MULTIPLE-FAMILY RESIDENTIAL DISTRICT

Abby Heckman pointed out the location of the typo in the attached resolution which would need changed to state the Village of Mahomet.

Mr. Roloff went through the findings of fact and asked for a motion with the corrected petitioner name.

Briney moved to grant the rezoning with the findings of fact as stated below. Buzicky seconded the motion. ROLL CALL. 7-0. Motion Passed.

BE IT THEREFORE RESOLVED this 1st day of June, 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-3C Multiple-Family Residential to R-3G Multiple-Family Residential district.

HUNTERS RIDGE SEVENTH SUBDIVISION (FINAL PLAT - AMENDED)

A RESOLUTION CONCERNING AN AMENDED FINAL PLAT FOR HUNTERS RIDGE SEVENTH SUBDIVISION ON 14.6± ACRES OF LAND LOCATED NORTH OF OLIGER DRIVE ON COLE LANE, CATES DRIVE AND RAPP DRIVE

Abby Heckman presented information from the staff memo. She stated there was a final plat presented in February that had a smaller land area. She stated the amended plat now includes all of the remaining undeveloped land area left within Hunters Ridge Subdivision.

Mr. Roloff went through the resolution asked for a motion.

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

BE IT THEREFORE RESOLVED this 1st day of June, 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 amended 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.

COMMISSIONER / STAFF COMMENTS: NEXT PZC MEETING – JULY 6, 2021

Abby Heckman stated they expect to have agenda items at the July meeting.

Mr. Buchanan asked if the meeting would be in person or over Zoom.

Joe Chamely stated if the Mayoral declaration is extended then the meeting could still happen over Zoom. He stated that in person is allowed now and could happen in July if the Commission would like to be in person.

ADJOURN:

Roloff moved to adjourn the meeting. Buchanan seconded the motion. ROLL CALL. 7-0. The meeting was adjourned at 7:34pm.

Respectfully,
Abby Heckman, Planner