



**Plan and Zoning Commission
7:00 p.m. Tuesday, April 6, 2021
Village of Mahomet - Administrative Office
Virtual Meeting Via Zoom or Skype for Business**

Join Zoom Meeting

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Join by Skype for Business

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AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT: The Commission welcomes your input. Due to the current COVID-19 emergency and the Governor's executive orders, the meeting will have an online live participation option. We encourage all interested citizens that can, to participate online (login information provided above). Interested citizens are invited to provide comments either at the public hearing (online preferred) or by prior written statement. Public comments may be submitted in hard copy by placing them in the drop box outside of the Administrative Office (503 E. Main Street, Mahomet) before 2:00 pm on February 2, 2021. Other written comments may be submitted by emailing Abby Heckman, heckman@mahomet-il.gov no later than the start of the meeting on February 2, 2021 to ensure placement of such comments in the official record of the meeting.

4. REVIEW/APPROVE MINUTES: January 5, 2021
February 2, 2021

5. 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

6. 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

7. PRELIMINARY DISCUSSION (NO ACTION):
Prairieside LSRD Subdivision

8. COMMISSIONER / STAFF COMMENTS:
NEXT PZC MEETING – MAY 4, 2021

9. ADJOURN

PLAN AND ZONING COMMISSION
MEETING MINUTES - DRAFT
January 5, 2021

Return to agenda

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 be 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 its 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 **Hunters Ridge 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

PLAN AND ZONING COMMISSION
MEETING MINUTES - DRAFT
February 2, 2021

Return to agenda

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 as 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 dedicated 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



**Plan and Zoning Commission
Staff Report
Meeting April 6, 2021**

FROM: Abby Heckman, Planner
Community Development Department

PROJECT: Rezoning – ZA2021-02: Hunters Ridge Subdivision

PETITIONER: Unlimited Holdings LLC (property owner)

PUBLIC HEARING / PROCEDURAL ISSUES:

The Plan and Zoning Commission (PZC) is required to hold a public hearing upon request for a Zoning Map Amendment. The public hearing is scheduled for April 6, 2021 at 7:00pm. Public hearings can be closed or continued to another meeting without any action on the case. Public notice was published in the News-Gazette on March 21, 2021. Notice letters were sent via USPS to property owners within 250 feet of the rezoning boundary. The PZC acts in an advisory role to the Board of Trustees (BOT) regarding zoning map amendments. The PZC is asked to make a recommendation to the BOT concerning rezoning requests. A draft resolution is attached for consideration by the PZC. The BOT will approve or deny the proposed zoning map amendment.

**REQUESTED ACTION: PUBLIC HEARING
RECOMMENDATION TO BOARD OF TRUSTEES (BOT)**

The petitioner has applied for and submitted all documentation in accordance with the Zoning Ordinance and requests consideration of the proposed zoning map amendment. The PZC is asked to consider all documents concerning the proposed zoning map amendment. The rezoning request includes 2.652± acres of land. Current zoning on the subject property is R-1C Single-Family Residential district. The proposed zoning is R-2 Two-Family Residential district.

SITE LOCATION / DETAILS: The subject property is located within Hunters Ridge Subdivision, directly adjacent to Interstate 74. The property owner would like to rezone the subject property to provide a buffer between the adjacent interstate and the single-family detached uses to the south.

BACKGROUND: The current preliminary plat for the subject property was approved August 2017 showing lots in this area to be platted and developed as detached single-family homes. The proposed rezoning would alter the intent of the lots in this area from detached single-family to attached single-family. The proposed change is still consistent with the approved preliminary plat as there are no planned changes to the expected drainage, utilities, or planned roadway configuration.

CONFORMANCE TO COMPREHENSIVE PLAN: The Village of Mahomet Comprehensive Plan currently designates this site as part of the East Village functional framework area and encourages prioritizing incomplete subdivisions in the area. The Comprehensive Plan Land Use Plan shows single-family detached residential uses on this site. The Comprehensive Plan includes policies that urge compact,

orderly, and contiguous development in areas where public facilities and infrastructure can be extended to serve the site. The Comprehensive Plan also urges development which is compatible with adjacent existing and future land uses. The rezoning request is consistent with these principles.

LAND USE AND ZONING:

Direction	Current Land Use	Current Zoning
On-Site	Undeveloped	R-1C Single-Family Residential
North	Interstate 74	Public Right-of-way
South	Single-Family Residential	R-1C Single-Family Residential
East	Single-Family Residential	R-1A Single-Family Residential
West	Single-Family Residential / Undeveloped	R-1C Single-Family Residential

CONFORMANCE TO ZONING ORDINANCE: The intent of the R-2 zoning district is to provide for attached single-family dwellings and two-family dwellings. These areas may include limited detached single-family uses and may serve as a transitional area between more intensive uses such as interstate right-of-way and less intensive single-family residential uses. The request is consistent with the intent of the proposed R-2 zoning classification.

POLICE / FIRE PROTECTION: The Village of Mahomet Police Department currently provides police protection to this site and is approximately 1.4 miles from the police station. This property is within the Cornbelt Fire Protection District and is approximately 1.4 miles from the fire station.

SANITARY SEWER AND WATER FACILITIES: Public sanitary sewer and water services are available for expansion to this site. The developer will add additional lines and taps onto the planned mains which can accommodate any increase from uses permitted in the proposed district.

STREETS AND SIDEWALKS: Sidewalk connections are in the area and are required within the subdivision. The approved preliminary plat identifies an extension of Cole Lane, Cates Drive and Rapp Drive to the north to serve lots platted in this area.

LASALLE FACTORS:

The Illinois Supreme Court has established a set of factors for evaluation of the constitutionality of zoning decisions. No single factor is controlling, and each case must be decided on its own facts although Illinois courts place substantial importance on the first factor.

1. The existing uses and zoning of nearby property.
2. The extent to which property values are diminished.
3. The extent to which the destruction of property value of the plaintiff promotes the health, safety, morals or general welfare of the public.
4. The relative gain to the public as opposed to the hardship imposed upon the individual property owner.
5. The suitability of the subject property for the zoned purposes

6. The length of time the property has been vacant as zoned considered in the context of land development in the area.
7. The care with which a community has undertaken to plan its land-use development.

These factors should be considered during the Commission's deliberations. The attached prepared resolution will address these factors for consideration by the Commission.

STAFF RECOMMENDATION

Village staff supports approval of the rezoning request. The proposed rezoning is consistent with existing and intended uses in the area. The request is consistent with recommendations in the Comprehensive Plan and the intent of the proposed zoning districts. The rezoning provides a zoning buffer between the interstate and single-family homes to the south in Hunters Ridge Subdivision.

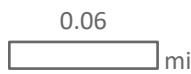
ATTACHMENTS:

- A) Aerial Location Map
- B) Zoning Exhibit
- C) Draft Resolution
- D) Application

Hunters Ridge R1C to R2



Esri Community Maps Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Champaign County GIS Consortium

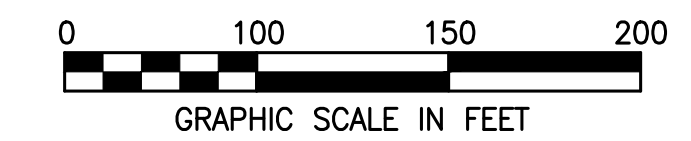
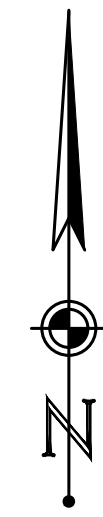


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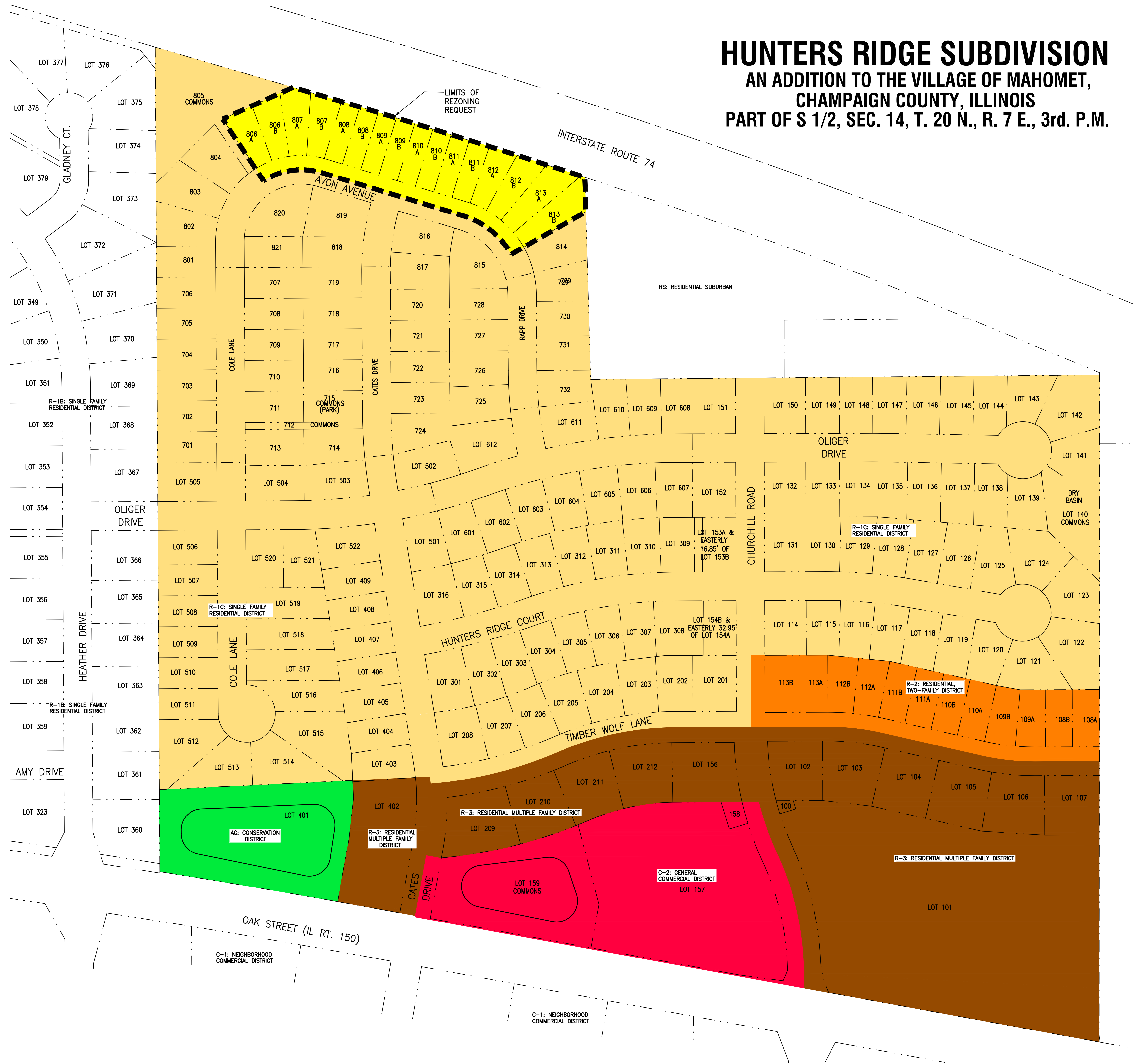
HUNTERS RIDGE SUBDIVISION

AN ADDITION TO THE VILLAGE OF MAHOMET,
CHAMPAIGN COUNTY, ILLINOIS
PART OF S 1/2, SEC. 14, T. 20 N., R. 7 E., 3rd. P.M.



ZONING LEGEND

- REZONE AREA FROM R1C: RESIDENTIAL SINGLE FAMILY DISTRICT TO R-2: RESIDENTIAL TWO-FAMILY DISTRICT
- R1C: SINGLE FAMILY RESIDENTIAL DISTRICT
- R-2: RESIDENTIAL TWO-FAMILY DISTRICT
- R-3: RESIDENTIAL MULTIPLE FAMILY DISTRICT
- C-2: GENERAL COMMERCIAL DISTRICT
- AC: CONSERVATION DISTRICT



REVISIONS	
NO.	DESCRIPTION

B K B
ENGINEERING

301 N. NEIL STREET, SUITE 400 | CHAMPAIGN, IL 61820
CELL 217.840.3546 | OFFICE 217.531.2971 | FAX 217.531.2211

REZONING PLAN
HUNTERS RIDGE SUBDIVISION
MAHOMET, ILLINOIS

PROJECT: 26-2101
DESIGN BY: BKB
DRAWN BY: BKB
DATE: 2/3/21
SHEET: 1

RESOLUTION FOR PLAN AND ZONING COMMISSION

Concerning Amending the Zoning Classification for part of Hunters Ridge Subdivision from R-1C Single-Family Residential district to R-2 Two-Family Residential district

WHEREAS, the Board of Trustees of the Village of Mahomet, pursuant to the authority conferred by the Statutes of the State of Illinois, has established certain standards and procedures, including Comprehensive Plan designations and policies for the use of land and for zoning establishment and amendment within the corporate Limits of the Village of Mahomet, Illinois; and,

WHEREAS, the Petitioner, Unlimited Holdings LLC, has requested a zoning map amendment for the subject property from R-1C Single-Family Residential to R-2 Two-Family Residential district; and,

WHEREAS, the subject property is located north of the intersection of Olinger Drive and Cates Drive and adjacent to Interstate 74, commonly known as part of Hunters Ridge Subdivision; and,

WHEREAS, the legal description for the property to be rezoned is as follows:

A PART OF OUTLOT 613 OF HUNTERS RIDGE SIXTH SUBDIVISION AS RECORDED AS DOCUMENT NUMBER 2020R11308 IN THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT 613; THENCE SOUTH 01°38'06" EAST ALONG THE EASTERLY LINE OF SAID OUTLOT 613 FOR A DISTANCE OF 72.26 FEET; THENCE SOUTH 60°20'10" WEST FOR A DISTANCE OF 180.03 FEET; THENCE 132.59 FEET ALONG A NON-TANGENTIAL CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CHORD BEARING OF NORTH 51°22'10" WEST AND A CHORD LENGTH OF 129.44 FEET; THENCE NORTH 73°04'30" WEST FOR A DISTANCE OF 308.68 FEET; THENCE 126.61 FEET ALONG A TANGENTIAL CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CHORD BEARING OF SOUTH 82°44'38" WEST AND A CHORD LENGTH OF 122.89 FEET; THENCE NORTH 34°03'01" WEST FOR A DISTANCE OF 155.03 FEET; THENCE NORTH 65°44'56" EAST FOR A DISTANCE OF 161.76 FEET TO THE NORTHERLY LINE OF SAID LOT 613; THENCE SOUTH 73°43'27" EAST ALONG SAID NORTHERLY LINE OF LOT 613 FOR A DISTANCE OF 106.70 FEET; THENCE 540.55 FEET CONTINUING ALONG SAID NORTHERLY LINE OF LOT 613, BEING A TANGENTIAL CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 16220.23 FEET, A CHORD BEARING OF SOUTH 72°42'14" EAST AND A CHORD LENGTH OF 540.53 FEET TO THE POINT OF BEGINNING, CONTAINING 2.652 ARCEN, MORE OR LESS.

WHEREAS, a Public Hearing concerning the proposed rezoning was held on April 6, 2021 by the Plan and Zoning Commission to solicit evidence and testimony from the public; and,

WHEREAS, the Village Planner, and Village Attorney provided the Village with technical and background information regarding the proposed rezoning; and,

WHEREAS, the Plan and Zoning Commission met and reviewed the evidence and testimony submitted and has considered all the available factual evidence concerning the requested action.

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 / HAVE NOT** been met.
2. The proposed zoning **DOES / DOES NOT** conform with the intent of the Village Comprehensive Plan.
3. The proposed zoning **IS / IS NOT** consistent with the proposed use of the site.
4. The proposed zoning **WILL / WILL NOT** be compatible with the established land use pattern in the vicinity.
5. The proposed zoning **DOES / DOES NOT** create an isolated, unrelated zoning district.
6. The site **IS / IS NOT** suitable for the uses allowed in the proposed zoning district.
7. The proposed zoning **WILL / WILL NOT** be consistent with the health, safety and general welfare of the public.
8. Major land uses in the neighborhood **HAVE / HAVE NOT** changed since zoning was applied to this site.
9. The proposed zoning **IS / IS NOT** consistent with the existing zoning designations in the surrounding area.
10. The proposed zoning **WILL / WILL NOT** be contrary to the original purpose and intent of the Zoning Ordinance.
11. The proposed zoning **WILL / WILL NOT** be injurious to the use and enjoyment of adjacent properties.
12. The proposed zoning **WILL / WILL NOT** promote the orderly development of the site and surrounding properties.
13. The proposed zoning **WILL / WILL NOT** significantly adversely impact existing traffic patterns.
14. Adequate facilities for municipal sanitary sewage disposal and water supply **ARE / ARE NOT** available for the site.

15. Adequate provisions for stormwater drainage **ARE / ARE NOT** available for this site.
16. The proposed zoning **WILL / WILL NOT** adversely impact police protection or fire protection.
17. The proposed zoning **WILL / WILL NOT** significantly adversely impact schools or other public facilities.
18. The proposed zoning **WILL / WILL NOT** conflict with existing public commitments for planned public improvements.
19. The proposed zoning **WILL / WILL NOT** adversely influence living conditions in the immediate vicinity.
20. The proposed zoning **WILL / WILL NOT** preserve the essential character of the neighborhood in which it is located.
21. The proposed change **WILL / WILL NOT** significantly alter the population density pattern.
22. The value of adjacent property **WILL / WILL NOT** be diminished by the proposed zoning.
23. The proposed zoning **WILL / WILL NOT** enhance the value of the petitioner's property.
24. The proposed zoning **WILL / WILL NOT** constitute an entering wedge affecting the use or development of adjacent property.
25. If denied, the petitioner **WILL / WILL NOT** suffer deterioration to his or her property value.
26. The proposed zoning **DOES / 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 / HAS NOT** 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 / WILL NOT** result in private investment that would be beneficial to the development or redevelopment of a vacant property or deteriorated neighborhood.
29. There **IS / IS NOT** a need in the community for additional land within the requested zoning district.

- 30. The proposed zoning **WILL / WILL NOT** adversely impact agricultural farming operations in the vicinity of this site.
- 31. The proposed rezoning **IS / IS NOT** consistent with Village Comprehensive Plan policies concerning the protection of prime farmland when appropriate.
- 32. The proposed rezoning **WILL / 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 / HAVE NOT** been considered during the review of this proposed rezoning request.
- 34. _____

B. The Plan and Zoning Commission does hereby recommend that the Board of Trustees of the Village of Mahomet **GRANT / DENY** the requested zoning map amendment for the subject property from R-1C Single-Family Residential to R-2 Two-Family Residential district.

Chair, Plan and Zoning Commission
Village of Mahomet, Illinois

Case Name: ZA2021-02: Hunters Ridge 8th

**REQUEST FOR ZONING AMENDMENT
VILLAGE OF MAHOMET**

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Filed: 02/18/2021 Date of Hearing: 04/06/2021

Date of Published Notice: 03/21/2021 Newspaper News-Gazette

Check 1151 Legal Ad Cost \$186.80
Fee Paid – Receipt No.: 1145 Amount: \$300.00 Date: 02/22/2021

Comments: (indicate other actions such as continuances) _____

Action by Board on Request: _____

NOTICE TO APPLICANTS

1. A Zoning Amendment is a zoning adjustment, which permits a change of district requirements where an individual or group of properties are both harshly and uniquely burdened by the strict application of the law. The power to alter zoning districts is limited. No Zoning Amendment will be granted which would adversely affect surrounding property or the general neighborhood. All zoning amendments must be in harmony with the intent and purposes of the Zoning Ordinance. The applicant must show that there is need and justification for the proposed amendment.
2. There will be no refund of application fee for any Zoning Amendment not granted or withdrawn.
3. No incomplete applications will be acted upon.
4. Granting a Zoning Amendment requires that the Village hold a Public Hearing regarding the request, and publication of a Public Notice 15 days in advance of the Hearing. Applicants are urged to coordinate their activities with Village staff to assure consideration of their request is as timely a manner as is reasonably possible.

Case Name: ZA2021-02

ZONING AMENDMENT

DATA ON APPLICANT AND OWNER

Name of Applicant (s): Unlimited Construction & Development, Inc. Phone: 217-897-1000

Address of Applicant (s): 799 CR 3200 North, Fisher, IL 61843

Property Interest of Applicant: Owner
(Owner/Contract Purchases/Agent, etc.)

Name of Owner: Rob Frerichs Phone: 217-377-2206

ADDRESS AND DESCRIPTION OF PROPERTY

Address: Along the South side of the I-74 R.O.W., 500' - 700' North of Oliger Dr., Mahomet, IL 61853

Width of Lot: Variable Length of Lot: Variable

Lot Area (Square Feet): 2.652 acres Tax Parcel Number: part of 15-13-14-314-006

Legal Description: (or attach legal description) See Attached Legal Description

LAND USE AND ZONING

Present Zoning: R-1C Residential Single Family District

Proposed Zoning: R-2 Residential Two-Family District

Present Land Use: Vacant

Proposed Land Use: Residential Duplexes

	Surrounding Zoning	Surrounding Land Use
North	<u>R-1A</u>	<u>Vacant</u>
South	<u>R-1C</u>	<u>Future Single Family Homes</u>
East	<u>RS</u>	<u>Single Family Home</u>
West	<u>R-1C</u>	<u>Future Outlot / Detention Basin</u>

Case Name: ZA2021-02

REASONS FOR REQUEST FOR ZONING AMENDMENT

NOTE: The following questions must be answered completely. If additional space is needed, attach extra pages to application. Before answering, read the NOTICE TO APPLICANTS attached hereto.

1. Error in the present Ordinance to be corrected by the proposed change in the Ordinance (Explain fully):

The rezoning request allows for a new R-2 transitional district to be placed between the I-74 right-of-way and the existing R-1C district to the south. This request represents this location's highest and best use.

2. Other circumstances which justify the Amendment (Explain Fully: Significant traffic noise from the adjacent interstate makes this location undesirable to single family

home buyers. The R-2 zoning will allow these lots to be purchased at price point corresponding with the unique noise conditions present at this location.

3. Does any violation of the Village of Mahomet Zoning Ordinance exist on the property at this time? YES _____ NO X If yes, how? _____

4. Is the subject property planned to be improved? Yes, with public roadways, duplex homes, driveways and underground utilities.
When? The subdivision will begin summer 2021 and continue be developed as quickly as market conditions allow.

What improvements are planned? See attached zoning exhibit for an overview of the subdivision

What will be the actual use of the improvements Residential development

5. Will the grant of an Amendment in the form requested be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance? Yes X No _____ Elaborate: Additional properties within the Hunters Ridge

Subdivision are also mulit-family. Proposed zoning and uses are consistent with the nature of the neighborhood.

6. Have there been major land changes since zoning was applied in 1963 (i.e. new expressway, new development, etc.)? Yes X No _____, Elaborate: _____

Major roadways, commercial and residential developments have all occurred in the general area surrounding the subject tract.

Case Name: ZA2021-02

ZONING AMENDMENT

7. Would the proposed change create an isolated district unrelated to adjacent land use or zoning? Yes _____ No X Elaborate: The proposed two-family district would provide a logical transition from the single family district to the adjacent interstate.
8. Can the owner of the property realize an economic benefit from uses in accordance with existing zoning? Yes X No _____ Elaborate: The subject property is better utilized under this rezoning request. The rezoning request allows a more efficient use of this undeveloped tract of the Hunters Ridge Subdivision.
9. Are there other sites available already zoned for the proposed use? Yes _____ No X Elaborate: Undeveloped R-2 districts in Mahomet are very limited and in demand.
10. Additional comments by applicant: _____

SKETCH PLAN

- A) Is a scaled plot plan indicating the location of the premises and the nature of the variance attached. Yes X No _____ (Application will not be processed without the required drawing)
- B) Additional exhibits submitted by applicants: See attached zoning exhibit for an overview of the subdivision.

I (we) certify that all of the above statements and the statements contained in any papers or plan submitted herewith are true to the best of my (our) knowledge and belief.

[Signature]
(Signature) Applicant

[Signature]
(Signature) Owner

2-18-21
Date

2-18-21
Date