

PLAN AND ZONING COMMISSION
MEETING MINUTES
August 2, 2022

CALL TO ORDER: The meeting was called to order at 7:00pm on Tuesday August 2, 2022.

ROLL CALL:

Members Present: Robert DeAtley, Phillip Schaefer, Bob Buchanan, Mike Buzicky, and Mandi Simeone

Members Absent: Steve Briney and Earl Seamands

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

PUBLIC COMMENT: Mr. DeAtley asked if there were any public comments related to items that are not on the agenda and no one came forward.

MINUTES: June 7, 2022

Mr. DeAtley stated he had a correction to the minutes; on page 4 the word option should be opinion.

Abby Heckman stated she also found a correction on page 2, halfway down the paragraph it says are but should be our. The correction was made in the version shown on the screen.

Mr. DeAtley stated if there were no other corrections or clarifications to the draft minutes, he would entertain a motion.

Schaefer moved to approve June 7, 2022 minutes with the corrections as mentioned. Simeone seconded the motion. ROLL CALL. 4-0-1. Buchanan abstained. Motion Passed.

PUBLIC HEARING(S):

CU2022-03: JODI AND ADAM KIMBALL

A RESOLUTION CONCERNING A CONDITIONAL USE PERMIT TO ALLOW AN INDOOR / OUTDOOR SELF-STORAGE FACILITY WITH SUPPLEMENTAL ACCESSORY COMMERCIAL USES ON 0.97± ACRES OF LAND ZONED C-2 GENERAL COMMERCIAL LOCATED ON THE SOUTH SIDE OF CLARK STREET AT THE INTERSECTION WITH PRAIRIEVIEW ROAD, COMMONLY KNOWN AS 809 S PRAIRIEVIEW ROAD, FORMERLY THE HIDEAWAY RESTAURANT

Mr. DeAtley read through the public hearing procedure for those that wanted to speak to the public hearing.

Mr. DeAtley asked Abby Heckman to provide an overview of the case.

Abby Heckman presented information provided in the staff memo.

Mr. DeAtley asked what staff meant by faux garage doors in the conditions.

Abby Heckman stated that sometimes indoor storage facilities will paint fake garage doors on the outside even though there is no direct access to the storage units from the exterior of the building.

Mr. Schaefer asked what prompted the neighbor to complain.

Abby Heckman stated the neighboring property to the south is residential and that they were concerned about new concrete being poured close to their property.

Adam Kimball stated he spoke with the neighbor and they have agreed to put up a privacy fence.

Dennis Krutsinger stated he lives next door with his father. He stated they are already seeing people in our yard from this business. Trespassing of kids and construction materials have been in our yard. He stated he thinks the fence should run the entire south property line. Last week there were people there almost every night. He is concerned about the garbage. He is concerned about the mixed use on the east parking lot because traffic will turn down the frontage road and park along the frontage road then drive into our driveway to turn around to get back out. He stated he was concerned about the condition of the Clark Street-frontage road intersection. He thinks the privacy fence will help. He thinks people aren't necessarily trespassing on purpose, they just don't know where the line is.

Mr. Schaefer asked if the petitioner agreed to the conditions presented by staff.

Abby Heckman stated no, staff prepares recommended conditions for presentation to the PZC then the PZC decides what conditions are appropriate.

Joe Chamley stated there is no agreement. Staff makes recommendations to the PZC and the PZC can add or remove any conditions prior to sending their recommendation to the Board of Trustees.

Abby Heckman stated the PZC can direct staff to make any changes to the draft resolution which was prepared with the staff recommended language. The fencing was addressed in the draft conditions, but the language does not address fencing along the entire property line so if that is important then the language would need to be altered. The draft conditions include language that requires a landscape bed along the east property line to deter people from being able to parking along frontage road and walk directly to the parking lot.

Mr. DeAtley asked if it would be appropriate to add to the language about the privacy fence that it has to be maintained while the south property remains in residential use.

Abby Heckman stated that seemed like a reasonable stipulation.

Mr. DeAtley asked the petitioner if he had anything else to add.

Adam Kimball stated staff did a good job presenting the information. He explained other development happening in the area and the condition of the former Hideaway restaurant building. He would like to do climate-controlled storage in the building which would supplement the non-climate-controlled storage under construction west of the site north of Clark Street. He stated they did try to rekindle the restaurant idea but did not have any luck. It is a very large building, 7600 square feet. He said they have a waiting list for self-storage.

Jodi Kimball stated they wanted another restaurant and people in the area know the Hideaway name, so they decided to keep the name and want to make that corner attractive. They have removed dead trees and plan to install new landscaping and improved lighting. The building has already been painted. They would be open to in the future converting it back to a restaurant.

Mr. DeAtley asked if there was anyone else that wanted to speak, and no one came forward.

Simeone moved to close the public hearing for CU2022-03. Buchanan seconded the motion. ROLL CALL. 5-0. Motion Passed.

ZA2022-04: TIN CUP MANAGEMENT LLC (QUENTIN MCNEW)

A RESOLUTION CONCERNING A REZONING FOR 7.35± ACRES OF LAND FROM C-1 NEIGHBORHOOD COMMERCIAL AND C-2 GENERAL COMMERCIAL DISTRICTS TO R-1B SINGLE-FAMILY RESIDENTIAL AND R-1C SINGLE-FAMILY RESIDENTIAL DISTRICTS LOCATED ON THE SOUTH SIDE OF TIN CUP ROAD APPROXIMATELY 1,300 FEET EAST OF THE TIN CUP ROAD AND LAKE OF THE WOODS ROAD INTERSECTION, COMMONLY KNOWN AS 1715 TIN CUP ROAD

Mr. DeAtley asked Abby Heckman to provide an overview of the case.

Abby Heckman presented information provided in the staff memo.

Quentin McNew addressed feedback from previous rezoning request. He stated that he should have communicated with the Fox Run neighborhood earlier to address their complaints prior to the previous rezoning. He has communicated with Fox Run residents and stated this rezoning would be all single-family residential. He will provide a strip of green space buffer with the existing tree line. He stated the new neighborhood would have its own entrance.

Erin Kessler stated she wanted to publicly thank Quentin for reworking his plan, he really went out of his way to work with the Fox Run residents. She lives at 101 Fox Run Drive and the changes he made really impacted her property.

Danny Stites stated he appreciated the rework of the project. He stated the project serves the community and our neighborhood in a thoughtful way. He said heat was put on Quentin unfairly due to issues with the school district. He stated he appreciated Quentin's vision for the rest of the property.

Mr. DeAtley asked if there was anyone else that wanted to speak.

Dianne Curry stated she lives on the lot south of the Fox Run pool. She asked what she should expect on the lot that will be adjacent to her property.

Abby Heckman explained the zoning and setbacks for the lot that would be adjacent.

Quentin McNew stated the rezoning area was reduced from the previous request and explained the configuration.

Abby Heckman stated there will be a cul-de-sac that would be seen from the rear of your property.

Amanda Wallace, 1715 Tin Cup Road, stated she wanted to thank the commission and others. She stated concerns from the previous meeting. She stated that Quentin's current project addressed concerns of the community. She stated the Tin Cup Campground was a good place for the community to connect with events that bring artisans and members of the public together. She thanked the commission for their openness, consideration, and time.

Mr. DeAtley asked if there was anyone else that wanted to speak.

Buchanan moved to close the public hearing for ZA2022-04. Buzicky seconded the motion. ROLL CALL. 5-0. Motion Passed.

RESOLUTIONS and MOTIONS (TO BE ACTED UPON):

CU2022-03: JODI AND ADAM KIMBALL

A RESOLUTION CONCERNING A CONDITIONAL USE PERMIT TO ALLOW AN INDOOR / OUTDOOR SELF-STORAGE FACILITY WITH SUPPLEMENTAL ACCESSORY COMMERCIAL USES ON 0.97± ACRES OF LAND ZONED C-2 GENERAL COMMERCIAL LOCATED ON THE SOUTH SIDE OF CLARK STREET AT THE INTERSECTION WITH PRAIRIEVIEW ROAD, COMMONLY KNOWN AS 809 S PRAIRIEVIEW ROAD, FORMERLY THE HIDEAWAY RESTAURANT

Abby Heckman stated there is a prepared resolution with staff suggested language which can be change by the PZC.

Mr. DeAtley asked if the current building was compliant with zoning setbacks.

Abby Heckman stated the site was developed when it was in the County and approvals would have run through their office. The building itself would be considered legally non-conforming if it was approved by the County and now didn't comply with Village requirements. They would only need to comply if they were making exterior changes to the building location.

Mr. DeAtley stated the exterior concrete and interior work has already been done without a permit, so this puts the commission in an awkward position.

Adam Kimball apologized and stated there was confusion on his part on when a conditional use was needed.

Mr. DeAtley asked if the parking situation would be evaluated if other uses are established in the east parking lot.

Abby Heckman stated yes, as uses are added parking will be evaluated to make sure the minimum required spaces are maintained. Food trucks would follow our current guidelines for food trucks.

Mr. Schaefer stated the vehicles stored on-site needed to be licensed and asked who oversees that.

Abby Heckman stated checking licensing and registration of vehicles is overseen by the police department.

Mr. Schaefer asked the petitioner about plans for disposal of hazardous materials, vehicles and other dangerous items that are left or abandoned. He stated he has seen many storage sites with trash and other items piled outside and looked bad.

Adam Kimball stated they addressed that in the leasing and would have to enforce it.

Jodi Kimball stated they already have a dumpster and trash service on the site.

Mr. Schaefer asked if visibility of trash can be addressed by the commission.

Abby Heckman stated that current zoning ordinance language requires trash receptacles to be fully screened and not be visible from roadways.

Jodi Kimball stated they were committed to cleaning up any trash left behind on their property.

Abby Heckman stated there are current ordinance requirements which prohibit visible trash storage and would allow the Village to enforce.

Mr. Buzicky asked the petitioner to explain where they plan to install fencing on the south property line.

Adam Kimball stated he met with Dennis the neighbor a couple times and wants to be a good neighbor. He stated he has had a fencing company out and is waiting on pricing. He stated the exact location had not been worked out.

Abby Heckman went over the staff suggested language related to the fencing.

Mr. Buchanan stated he thinks the language should require fencing along the entire south property line.

Mr. DeAtley asked if the ordinance would require this to be screened.

Abby Heckman answered no there are no screening requirements that would require fencing to be installed on the south property line.

The commission and staff discussed the fencing and dumpster.

Mr. Buzicky asked about the stormwater in the area.

Abby Heckman stated the stormwater from the site goes into the public storm sewer along Clark Street then goes west.

Mr. Buzicky stated the intersection of Clark Street and the frontage road was in very bad shape.

Patrick Brown stated the intersection has been looked at and there does need to be better access to properties to the south, but it is unlikely to change from the frontage road until all of the properties in the area are commercial and better access can be established.

Mr. Buchanan asked if there were plans to add additional exterior lighting for security.

Abby Heckman stated they needed a building permit and as part of that review any non-compliant lighting would need changed over to comply with Village requirements.

Mr. DeAtley stated he thought the only outstanding item is number 12.

Abby Heckman suggested replacement language for number 12 as follows, A privacy fence of at least six (6) feet in height must be installed along the southern property line of lot 1 of Borchers Subdivision from the southeast corner of the front/east parking lot to the southwest corner of the property, a distance of approximately 307 feet. A building permit must be obtained prior to installation of fencing. The fence must be maintained as long as the property to the south remains in residential use.

Mr. DeAtley went through the findings of fact and asked that commissioners speak up if they do not agree.

Buchanan moved to approve CU2022-03 with the conditions and findings of fact as stated below. Schaefer seconded the motion. ROLL CALL. 5-0. Motion Passed.

BE IT THEREFORE RESOLVED this 2nd day of August, 2022 by the Plan and Zoning Commission of the Village of Mahomet that:

1. The Plan and Zoning Commission does hereby recommend the Board of Trustees GRANT the requested Conditional Use Permit for indoor self-storage, outdoor self-storage, and supplemental accessory commercial uses at the above-described property.
2. The Plan and Zoning Commission does hereby further state that the conditional use shall be subject to the following conditions:
 - a. Storage must be limited to the inside of the existing building and exterior storage limited to licensed/registered vehicles or licensed/registered towable vehicles located on the west lot land area (Borchers Subdivision Replat lot 101).
 - b. No storage of semi-truck or trailers over 47 feet long.
 - c. No water/electric connections permitted to any stored RV units.
 - d. Rear/west parking lot (Borchers Subdivision Replat lot 101) must be fully publicly accessible from Clark Street with no entry gates or barriers to assure Clark street remains unencumbered by stalled, entering and exiting traffic unless the fence system is configured so there is an on-site holding lane of at least 60 feet from the right of way line. Any fencing/gate installation must obtain a building permit prior to installation.
 - e. Building must have appropriate ADA access and routing from parking lots. Plans must be sealed by an architect and/or engineer and submitted for review with the building permit application for the interior building changes.
 - f. The outside of the facility cannot be painted with false storage doors. Exterior walls and trim work will remain in neutral and earthy colors. Each wall/facade must be one color and trim the same or a second color. The four facades do not need to be the same.
 - g. Wall signs must comply with Village ordinances, but no signage is permitted on the southern side of the building facing the existing residentially used property.
 - h. The existing freestanding, ground mounted sign structure must be removed/moved from the site visibility triangle.
 - i. One freestanding sign is permitted along the east side frontage provided it complies with the standard freestanding sign requirements and no interstate-oriented sign is permitted. No structure other than a support post is permitted within the visibility triangle.
 - j. Lighting must be fully shielded or dark sky compliant and comply with any other related Village ordinances.
 - k. One way arrows must be painted on the southern access route with a supplemental "one way" or "do not enter" sign. A site circulation plan must be submitted for review and approval by Village staff. Parking lot marking and signage must be installed prior to a building Occupancy permit being issued for the interior fit out.
 - l. A privacy fence of at least six (6) feet in height must be installed along the southern property line of lot 1 of Borchers Subdivision from the southeast corner of the front/east parking lot to the southwest corner of the property, a distance of approximately 307 feet. A building permit must be obtained prior to installation of fencing. The fence must be maintained as long as the property to the south remains in residential use.
 - m. All activities must be carried out in accordance with the appropriate Village, State, and Federal permits and rules and regulations. Any conflicts between the permit applications and the Site Plan must be resolved with the appropriate agencies.
 - n. The site must comply with all applicable provisions of the Zoning Ordinance.
3. The Plan and Zoning Commission does hereby confirm the following findings of fact regarding the requested Conditional Use Permit:

- a. The establishment, maintenance, or operation of the Conditional Use WILL NOT be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
 - b. The conditional use WILL NOT be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property values within the neighborhood;
 - c. The establishment of the conditional use WILL NOT impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - d. Adequate utilities, access roads, drainage, and/or other necessary facilities WILL be provided;
 - e. The conditional use DOES in all other respects conform to the applicable regulations of the district in which it is located;
 - f. There IS a public necessity for the conditional use at this site;
 - g. The proposed conditional use DOES conform with the intent of the Village Comprehensive Plan.
 - h. The proposed conditional use WILL be compatible with the established land use pattern in the vicinity.
 - i. The site IS suitable for the proposed conditional use.
 - j. The proposed conditional use WILL NOT significantly adversely impact existing traffic patterns.
 - k. Adequate facilities for municipal water supply and wastewater disposal ARE available for the site from Sangamon Valley Public Water District.
 - l. Adequate provisions for stormwater drainage ARE available for the site.
 - m. The proposed conditional use WILL NOT adversely impact police protection, fire protection, schools, or public facilities.
 - n. The proposed conditional use WILL NOT conflict with existing public commitments for planned public improvements.
 - o. The proposed conditional use WILL preserve the essential character of the neighborhood in which it is located.
 - p. The proposed conditional use WILL NOT alter the population density pattern and WILL NOT adversely impact public facilities.
 - q. The proposed conditional use WILL result in private investment that will be beneficial to the proper development of the community.
4. The approval recommended above shall be subject to the fulfillment of the conditions set forth in Item 2 above. In the event that these conditions are not fulfilled, the Conditional Use Permit may become void and no occupancy permit for the project may be issued, or the occupancy permit previously issued may be revoked.

ZA2022-04: TIN CUP MANAGEMENT LLC (QUENTIN MCNEW)

A RESOLUTION CONCERNING A REZONING FOR 7.35± ACRES OF LAND FROM C-1 NEIGHBORHOOD COMMERCIAL AND C-2 GENERAL COMMERCIAL DISTRICTS TO R-1B SINGLE-FAMILY RESIDENTIAL AND R-1C SINGLE-FAMILY RESIDENTIAL DISTRICTS LOCATED ON THE SOUTH SIDE OF TIN CUP ROAD APPROXIMATELY 1,300 FEET EAST OF THE TIN CUP ROAD AND LAKE OF THE WOODS ROAD INTERSECTION, COMMONLY KNOWN AS 1715 TIN CUP ROAD

Mr. Buzicky asked about the roadway connections with Fox Run Subdivision.

Bryan Bradshaw stated the north south street in the development would connect with Huntleigh Drive, Hillcrest will not be connected. Any future connection to Katelyn Lane would require approval from the Village.

Abby Heckman any future connection would require an Area General Plan approval.

Bryan Bradshaw went over the street connections.

Mr. Buzicky asked if staff agreed with Hillcrest Court just ending.

Abby Heckman stated that normally we would like to see a cul-de-sac or a turnaround of some sort, but right Hillcrest Court provides access to one home and one of the accesses for the neighborhood pool. The neighborhood has a basketball goal at the end of the street and uses it recreationally and for parking for pool use. My understanding is that the neighborhood likes it the way it is, and the use is very limited to only the one home or the pool. There is no intention to vacate the right-of-way because it can serve as a snow hold which helps the Village with maintenance activities.

Mr. DeAtley asked for explanation of the requested intersection waiver.

Bryan Bradshaw stated the request was to reduce development costs since the developer has gone over and above what is required. The request is also to allow flexibility for future connections going west.

Abby Heckman stated the right-of-way reserve would be addressed in the recorded covenants for the subdivision.

Ms. Simeone asked how many lots would be created.

Quentin McNew answered 22 home lots.

Ms. Simeone asked the difference between R1A and R1B zoning.

Abby Heckman went over the lot standards for both zoning districts.

Mr. Buzicky asked what the stormwater management plans would be.

Bryan Bradshaw stated the detention basin would be located to the west on the Tin Cup Campground property. There will be an easement on the plat for the dry detention basin.

Mr. Buzicky asked if staff had any other comments from the public.

Abby Heckman stated she spoke informally with a couple people, but no comments or concerns were provided.

Mr. DeAtley went through the findings of fact and asked that commissioners speak up if they do not agree.

Schaefer moved to approve ZA2022-04 with the findings of fact as stated below. Buzicky seconded the motion. ROLL CALL. 5-0. Motion Passed.

BE IT THEREFORE RESOLVED this 2nd day of August, 2022 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 from Sangamon Valley Public Water District, subject to its construction standards.
 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 C-1 Neighborhood Commercial and C-2 General Commercial districts to R-1B Single-Family Residential and R-1C Single-Family Residential districts.

Abby Heckman stated for clarification to those in attendance, the PZC makes a recommendation to the BOT. The BOT makes the final decision on the cases heard tonight. They will hear the cases at their study session in two weeks and then a final decision could be made at the regular board meeting in three weeks.

MAP2022-01: TIN CUP EAST FIRST SUBDIVISION (PRELIMINARY PLAT)
A RESOLUTION CONCERNING A PRELIMINARY PLAT ON 6.94± ACRES OF LAND LOCATED ON THE SOUTH SIDE OF TIN CUP ROAD APPROXIMATELY 1,300 FEET EAST OF THE TIN CUP ROAD AND LAKE OF THE WOODS ROAD INTERSECTION, COMMONLY KNOWN AS 1715 TIN CUP ROAD

Mr. DeAtley asked Abby Heckman to provide an overview of the case.

Abby Heckman presented information provided in the staff memo but many of the issues were discussed with the previous rezoning case. This plat is dependent on approval of the rezoning request because it has only been evaluated based on the proposed zoning. Eight waivers have been requested to support the plat as presented.

Mr. Schaefer asked if staff supported the waivers requested.

Abby Heckman stated staff supported the requested waivers.

Mr. DeAtley went through the findings of fact and asked that commissioners speak up if they do not agree.

Schaefer moved to approve MAP2022-01 preliminary plat and grant all of the requested waivers with the findings of fact as stated below. Someone seconded the motion. ROLL CALL. 5-0. Motion Passed.

BE IT THEREFORE RESOLVED this 2nd day of August, 2022 by the Plan and Zoning Commission of the Village of Mahomet, Illinois, that:

- A. The Plan and Zoning Commission does hereby recommend APPROVAL by the Board of Trustees of the Preliminary Plat of Tin Cup East First Subdivision, 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 waivers from the standards and procedures of the Subdivision Ordinance requested for the Preliminary Plat of Tin Cup East First Subdivision:
 1. GRANT Waiver of requirement to continue/extend the existing right of way and street pavement of Hillcrest Court and allow Hillcrest to remain and end as a stub street.
 2. GRANT Waiver of the requirement for a permanent cul-de-sac right of way width dedication and associated pavement construction standards at the southern end of the subdivision and allow the construction of a concrete cul-de-sac pavement via an off-site recorded easement.
 3. GRANT Waiver of half street roadway improvements for Tin Cup Rd because the road is a County Highway.
 4. GRANT Waiver for the west extension (west of Dream Drive) of right of way and street pavement for Huntleigh Drive and allow a future right-of-way reservation in a commons area.
 5. GRANT Waiver to allow the construction of a four-leg at the Dream Drive and Huntleigh Drive intersection in lieu of a three-leg to facilitate easier future street extension westerly.
 6. GRANT Waiver to allow water and sanitary sewer service to be provided by Sangamon Valley Public Water District.
 7. GRANT Waiver to allow overland flow length to exceed 600ft along the rear of lots 111 to 119.
 8. GRANT Waiver to allow the delayed submission of an Area General Plan until a second phase of the subdivision is submitted.
- C. The approval of the Preliminary Plat recommended above is further subject to the following conditions:
 1. Submission of all supporting documentation in proper form.
 2. Revision of the Preliminary Plat to incorporate the Village staff technical review comments.

3. The related rezoning request (ZA2022-04) is approved to assure all presented lots are compliant.
- D. In the event that the modifications to the Preliminary Plat are not completed, the outside agency review is not completed, all required supporting documents are not submitted in final form, the zoning is not approved, or the conditions set forth above are not met within 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 – SEPTEMBER 6, 2022

Abby Heckman asked for the PZC to let staff know if they cannot make the September meeting.

Mr. Buchanan stated there is a light at Mahomet Car Connection that shines down Oak Street.

Abby Heckman stated she would let the Code Compliance office know and staff will look into it.

Mr. Buzicky stated he was glad to see the developer and neighbors could work things out.

ADJOURN:

Simeone moved to adjourn the meeting. Buchanan seconded the motion. ROLL CALL. 5-0. The meeting was adjourned at 8:59 pm.

Respectfully,
Abby Heckman, Planner