

PLAN AND ZONING COMMISSION
MEETING MINUTES
March 7, 2023

CALL TO ORDER: The meeting was called to order at 6:00pm on Tuesday March 7, 2023.

ROLL CALL:

Members Present: Steve Briney, Robert DeAtley, Phillip Schaefer, Bob Buchanan, and Mike Buzicky

Members Absent: Mandi Simeone

Others Present: Village Administrator Patrick Brown, Village Attorney Joe Chamley, Community Development Director Kelly Pfeifer 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. Abby Heckman stated no written comments were submitted.

MINUTES: November 1, 2022

Buchanan moved to approve November 1, 2022 minutes as presented. Schaefer seconded the motion. ROLL CALL. 5-0. Motion Passed.

PUBLIC HEARING(S):

ZA2023-02: VISIONARY HOSPITALITY SERVICES, INC. /PURNELL DEVELOPMENT, LLC
A RESOLUTION CONCERNING A REZONING FOR 21.15± ACRES OF UNDEVELOPED LAND FROM R-1A SINGLE-FAMILY RESIDENTIAL TO C-2 GENERAL COMMERCIAL DISTRICT LOCATED AT THE SOUTHWEST CORNER OF THE OAK STREET (US150) AND S PRAIRIEVIEW ROAD INTERSECTION

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

Mr. DeAtley asked staff to provide an overview of the case.

Kelly Pfeifer stated the petitioner was not able to attend the meeting and presented information provided in the staff memo.

Staff and the Commission discussed the land area and location of the rezoning request as well as the location of residential properties in the area.

Patrick Brown explained timing of South Mahomet Road construction and other expected roads in the area.

Kelly Pfeifer stated the requested zoning reflects the zoning plan in the recorded development agreement with the Village. Access for the subject property will be from Patton Drive and will be built with subdivision of the land. An area general plan will be provided prior to future requests.

Mr. DeAtley asked if anyone from the public would like to speak to the public hearing.

Kim Schaab-Ozier asked for clarification on residential properties in the area since there is a rental community developing on Patton Drive.

Abby Heckman stated comments earlier were related to locations of single-family residential and yes, there are multi-family developments on Patton Drive and Churchill Road in the area.

Mr. DeAtley asked if there was anyone else to speak. No one came forward.

Abby Heckman stated no emails or written comments were received by staff. One phone call was received prior to the meeting related to the case. They requested clarifying information.

Buchanan moved to close the public hearing for ZA2023-02. Buzicky seconded the motion. ROLL CALL. 5-0. Motion Passed.

RESOLUTIONS and MOTIONS (TO BE ACTED UPON):

ZA2023-02: VISIONARY HOSPITALITY SERVICES, INC. /PURNELL DEVELOPMENT, LLC
A RESOLUTION CONCERNING A REZONING FOR 21.15± ACRES OF UNDEVELOPED LAND FROM R-1A SINGLE-FAMILY RESIDENTIAL TO C-2 GENERAL COMMERCIAL DISTRICT LOCATED AT THE SOUTHWEST CORNER OF THE OAK STREET (US150) AND S PRAIRIEVIEW ROAD INTERSECTION

Kelly Pfeifer stated there was a draft resolution included in the meeting packet.

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

The Commission and staff discussed aspects of the findings of fact.

The Commission and staff discussed existing public infrastructure in the area.

Schaefer moved to grant ZA2023-02 with findings of fact as stated below. Buchanan seconded the motion. ROLL CALL. 5-0. Motion Passed.

BE IT THEREFORE RESOLVED this 7th day of March, 2023 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-1A Single-Family Residential to C-2 General Commercial district.

Abby Heckman stated for clarification that the cases tonight receive a recommendation to the Board of Trustees. The BOT will discuss at their study session in two (2) weeks. The first opportunity for final action will be at their regular meeting in three (3) weeks.

Patrick Brown stated there could be a chance the study session is canceled and in that case items from tonight would go directly to the regular board meeting, so watch for agendas that go out.

ZA2023-01: 2023 OFFICIAL ZONING MAP

A RESOLUTION CONCERNING APPROVAL AND PUBLICATION OF THE 2023 OFFICIAL ZONING MAP

Abby Heckman presented information from the case. A draft resolution was provided in the packet.

The Commission and staff discussed the zoning map.

Buchanan moved to recommend approve and adopt ZA2023-01 with findings of fact as stated below. Buzicky seconded the motion. ROLL CALL. 5-0. Motion Passed.

BE IT THEREFORE RESOLVED this 7th day of March, 2023 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**, entitled, "2023 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.

COMMISSIONER / STAFF COMMENTS: NEXT PZC MEETING – APRIL 4, 2023

Mr. DeAtley stated there was a write up in the newspaper that Buffalo Trace was getting grant funding to improve parking and other features.

Kelly Pfeifer stated there will be a PZC meeting in April. An application for a conditional use and rezoning has been submitted for April. Prairieside LSRD Subdivision is expected to come in too.

Mr. Buchanan asked for an update on the South Mahomet Road crossing opening.

Patrick Brown stated we were cautiously optimistic for a June completion of the crossing, but the opening may be later.

Kelly Pfeifer stated it would be ideal if it is open before school starts in the fall. Phase 2 of South Mahomet Road will go to bid soon.

ADJOURN:

Briney moved to adjourn the meeting. Buchanan seconded the motion. ROLL CALL. 5-0. The meeting was adjourned at 6:45 pm.

Respectfully,
Abby Heckman, Planner