

PLAN AND ZONING COMMISSION
MEETING MINUTES
December 1, 2020

CALL TO ORDER: The meeting was called to order at 7:01pm on Tuesday December 1, 2020.

ROLL CALL:

Members Present: Jay Roloff, Robert DeAtley, Bob Buchanan, Damian Spencer, Earl Seamands and Steve Briney (joined meeting at 7:05pm).

Members Absent: Mike Buzicky.

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: None.

PUBLIC HEARINGS:

ZONING ORDINANCE TEXT AMENDMENT

A RESOLUTION CONCERNING A TEXT AMENDMENT TO ADD ADDITIONAL MULTIPLE-FAMILY RESIDENTIAL DISTRICTS, ADD AND AMEND RELATED REQUIREMENTS AND OTHER SECTIONS RELATED TO BUT NOT LIMITED TO DEFINITIONS, PERMITTED USES, CONDITIONAL USES, ACCESSORY USES, DENSITY CRITERIA, LOT SIZES, SETBACKS AND OTHER NON-SUBSTANTIVE CHANGES AND REORGANIZATION OF RELATED TEXT.

Mr. Roloff stated the public hearing was continued from the November meeting. He asked staff if they received any other comments since last month.

Abby Heckman stated no comments had been received by staff. She stated staff made one minor change since last month. She stated the sideyard setback in the R3G district was shown at five (5) feet and now the sideyard setback is seven (7) feet in the R3G district.

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.

DeAtley moved to close the public hearing. Spencer seconded the motion. ROLL CALL. 5-0. Motion Passed.

RESOLUTIONS and MOTIONS (TO BE ACTED UPON)

ZONING ORDINANCE TEXT AMENDMENT

A RESOLUTION CONCERNING A TEXT AMENDMENT TO ADD ADDITIONAL MULTIPLE-FAMILY RESIDENTIAL DISTRICTS, ADD AND AMEND RELATED REQUIREMENTS AND OTHER SECTIONS RELATED TO BUT NOT LIMITED TO DEFINITIONS, PERMITTED USES, CONDITIONAL USES, ACCESSORY USES, DENSITY CRITERIA, LOT SIZES, SETBACKS AND OTHER NON-SUBSTANTIVE CHANGES AND REORGANIZATION OF RELATED TEXT.

Mr. Roloff stated there was a draft resolution included in the meeting packet. He read through the resolution findings of fact.

Abby Heckman stated that Steve Briney had joined the meeting.

Mr. Briney stated he was having trouble logging into the meeting but had it figured out now.

Mr. Roloff stated that if there were no other questions or comments he would entertain a motion.

Roloff moved to recommend approval of the Zoning Ordinance text amendment with the findings of fact as stated below. DeAtley seconded the motion. ROLL CALL. 6-0. Motion Passed.

BE IT THEREFORE RESOLVED this 1st day of December 2020 by the Plan and Zoning Commission of the Village of Mahomet, Illinois, that:

- A. The Plan and Zoning Commission DOES hereby recommend that the Board of Trustees of the Village of Mahomet amend Chapter 152 (Zoning Code) of Title XV (Land Usage) of the Village Code of Mahomet, Illinois, as stated in the Zoning Ordinance Text Amendment – Multiple-Family Residential and accessory uses dated November 25, 2020.
- B. The Plan and Zoning Commission DOES hereby further set forth the following findings of fact concerning the proposed Text Amendment:
 - 1. The Text Amendment is consistent with the purpose of the zoning ordinance 152.001.A, "... to protect and to promote adequate light, pure air and safety from fire and other dangers; that the taxable value of land and buildings throughout the municipality and contiguous area may be conserved, that congestion in the public streets may be lessened or avoided, and that the public health, safety, comfort, morals and welfare may otherwise be promoted."
 - 2. The Text Amendment will also modernize, and update the Zoning Ordinance.
 - 3. The procedural requirements for amendments set forth in the current Ordinance have been met.

PRAIRIESIDE SUBDIVISION (FINAL PLAT)

A RESOLUTION CONCERNING A FINAL PLAT FOR PRAIRIESIDE SUBDIVISION ON 45.36± ACRES OF LAND LOCATED SOUTH OF ROBERTO DRIVE, SOUTH AND EAST OF THE CONWAY FARMS SUBDIVISION LAKE AND NORTH OF THE RAILROAD TRACKS.

Abby Heckman introduced the subdivision information in the staff memo. She stated the subdivision will secure a portion of the right-of-way that is needed for the South Mahomet Road project. She stated the two (2) large lots created would then be ready for a developer to subdivide later. She stated the waivers requested were needed to support the plat.

Mr. Roloff asked if everything was approved for the school property that is adjacent.

Kelly Pfeifer stated yes, the intergovernmental agreement was adopted and a replat subdivision, which is a requirement of that agreement, was also approved. She stated the documents have not been recorded yet to allow minor adjustments that need to be made due to the design of the roadway and other infrastructure.

Mr. Seamands asked about the roadway layout.

Kelly Pfeifer went over the former roadways planned on the school property and the future South Mahomet Road roadway alignment. She stated the right-of-way that will no longer be utilized will be vacated and given back to the school.

Mr. Seamands asked how long the project will take.

Kelly Pfeifer stated the South Mahomet Road roadway pavement on this subdivision property will likely start in 2022. She went over the details of the railroad crossing approval with the ICC.

Mr. DeAtley asked if the roadway had to go all the way to Prairieview Road to meet the railroad requirement for the South Mahomet Road connection with other roadways.

Kelly Pfeifer stated no, the Village plans to construct Churchill Road to connect with South Mahomet Road and that will fulfill the roadway connection for the railroad.

Mr. DeAtley stated that would potentially bring a lot of traffic by the school. He asked when the connection to Prairieview Road would happen.

Kelly Pfeifer stated the Village had started preliminary design work on the portion of South Mahomet Road that is east of Churchill Road. She stated she thought design would take about 6 months and that the second phase of South Mahomet Road would begin construction in 2023.

Mr. Seamands asked which railroad crossing in town would have to be closed.

Patrick Brown stated the Walnut Street railroad crossing is expected to closed.

Kelly Pfeifer went over the draft resolution and the requested waivers. She stated the reason the south lot is being removed from the Conway POA is because the land is in a different water shed and therefore, they will manage stormwater on their own and not in the POA lake.

Abby Heckman stated the resolution language was updated based on review by the Village Attorney. She stated the original language can be seen in the staff memo and the resolution in the meeting packet has been update online.

Mr. DeAtley stated there was a preliminary discussion that the PZC heard a while ago for a development of higher end housing. He asked if that project was still happening.

Kelly Pfeifer stated that project was not happening because she understood it wasn't financially viable.

Mr. Roloff asked for any other questions or comments and hearing none stated he would entertain a motion regarding the subdivision.

DeAtley moved to recommend approval of Prairieside Subdivision with the findings of fact as stated below. Seamands seconded the motion. ROLL CALL. 6-0. Motion Passed.

BE IT THEREFORE RESOLVED this 1st day of December, 2020, 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 Prairieside Subdivision upon completion of modifications identified by the Village staff and does hereby authorize the Chairman to sign the Certificate of Approval of said Plat upon completion of said modifications.
- B. The Plan and Zoning Commission does hereby recommend **APPROVAL** of the requested waivers:
 - 1. Defer the construction of stormwater management facilities within Lot 1002 until such time as required due to site development activities on Lot 1002.
 - 2. Waive the submission of a Preliminary Plat.

3. Defer construction of public infrastructure improvements for water mains, sanitary sewers, and storm drainage lines until such times as lot development on Lot 1001 or Lot 1002 necessitates the construction of these public utilities.
 4. Waive the requirement to construct South Mahomet Road.
 5. Waive the construction of a temporary cul-de-sac for Roberto Road until such time as Lot 1001 undergoes further development.
 6. Waive the requirement to construct a bike path and sidewalk along South Mahomet Road.
 7. Defer the submission of a Stormwater Management Plan until such time as Lot 1001 or Lot 1002 undergo site development.
 8. Defer the requirement of the submission of a Subdivision Performance Bond and its accompanying Surety until such time as developer proposes construction of public improvements.
- C. The approval of the Final Plat recommended above is further subject to the following conditions:
1. Submission of all supporting documentation in proper form
 2. The approval of the Final Plat recommended above is further subject to the review and approval of the Final Plat and supporting documents as applicable by other relevant agencies and utility service providers.
 3. In the event that the modifications to the Final Plat are not completed, the outside agency reviews are not completed, all supporting documents are not submitted in final form, or the conditions set forth above are not met within sixty (60) days from the date of approval by the Board of Trustees, the approvals recommended herein shall be null and void.

COMMISSIONER / STAFF COMMENTS
PROPOSED 2021 PZC MEETING SCHEDULE (DISCUSSION ONLY)

Abby Heckman stated there was no PZC action needed on the 2021 meeting schedule but would like any feedback before presentation to the BOT for approval.

Kelly Pfeifer stated we now have to publish public hearing notices in The News-Gazette because the Mahomet Citizen is no longer open.

NEXT PZC MEETING – JANUARY 5, 2021

Mr. Roloff asked if there would be a PZC meeting in January.

Kelly Pfeifer stated she expected to meet in January. Kelly Pfeifer updated the PZC on the Hunters Ridge LSRD designation and related BOT action.

Mr. Briney thanked the street crew for doing a last landscaping pickup.

Patrick Brown updated the PZC on the landscape waste program.

ADJOURN:

DeAtley moved to adjourn the meeting. Roloff seconded the motion. ROLL CALL. 6-0. The meeting was adjourned at 7:33pm.

Respectfully,
Abby Heckman, Planner