

VILLAGE OF MAHOMET

STUDY SESSION

January 18, 2022

The Village of Mahomet Board of Trustees met, Tuesday, January 18, 2022, at 6:00 p.m. at the Village of Mahomet Administrative Offices, 503 E. Main St., Mahomet, IL. Due to COVID-19 this meeting was also attended via Zoom.

MEMBERS PRESENT: Sean Widener, Bruce Colravy, Brian Metzger, Bill Olinger, Andy Harpst and Becky Preston

MEMBERS ABSENT: David Johnson

OTHERS PRESENT: Village Administrator Patrick Brown, Clerk Amanda Andersen, Village Attorney Joe Chamley, Police Chief Mike Metzler, Planner Abby Heckman, Parks and Rec Director Dan Waldinger, Developer Austin Tabeling, Philip Schaefer, Dani Tietz, Eric Ozier

CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL:

Widener called the Study Session to order. After the Pledge of Allegiance, Chamley called the Roll, and a quorum was present.

PUBLIC COMMENT: No Comment

PRESENTATION: Lions Club presented a check to the Village for the Barber Park Naming Rights.

FINANCE

BILL LIST:

Brown presented the bill list, there were no questions.

Preston moved, Colravy seconded, "TO MOVE THE BILL LIST TO THE JANUARY CONSENT AGENDA." ROLL CALL: ALL YES. Motion carried.

COMMUNITY DEVELOPMENT:

A RESOLUTION CONCERNING A CONDITIONAL USE PERMIT TO ESTABLISH A MIXED-USE COMMERCIAL DEVELOPMENT ON 1.99± ACRES OF LAND ZONED C-2 GENERAL COMMERCIAL LOCATED ON THE NORTH SIDE OF PATTON DRIVE, SOUTH OF OAK STREET, APPROXIMATELY 845 FEET EAST OF CHURCHILL ROAD.

Heckman stated this is related to a mixed-use establishment on the north side of town, Patton Drive. They propose three new mixed use commercial buildings, there will be a lot between this development. Looking at 2 acres of C-2 mixed use in that district. They already have an approved site plan for single use single building on the site and associated site development with that. They are asking that building have multiple uses in that building and then for next phase, area to east, like to build two additional buildings for mixed use commercial. Property is

on Oak, but access is on Patton. Rezoned property in 2017, platted, correction was done, no other action besides staff approved site plan for single use building. Public hearing was held, no comments provided. Since then, a letter was submitted to BOT from residential neighbor. Expressing concerns over removal of parking lot landscape. Would that included in conditional use conditions. There was a staff recommendation that includes a parking lot landscape plan in resolution, but PZC did remove that as part of their motion prior to comments from property owner. Staff did include language related to parking lot landscaping.

Widener asked Abby to summarize the letter as far as the concern. Brown stepped in and said the family, Ozier's are on Zoom. As of now they see headlights from construction from Patton. They are supportive of development but want a landscaping plan and don't want it removed. Staff can work with developers to get what they want, to be seen from the road, and come up with a solution that will satisfy homeowners.

Austin Tabling, operations manager for Tabling Development, is willing to investigate landscaping. However, if they were to put the amount of landscaping in that would be needed to stop headlights from coming through it would dip into frontage area of Churchill Crossing. Need to have full conversation, not just throw up bushes.

Brown said leave language in Resolution and staff should work with developer to come up with something that works for both sides.

Metzger stated we could work with the homeowner to put something on their side instead of business property.

Eric Ozier stated he is looking at long term, they probably won't be there much longer, but a building that would be closer. Business facing the road it would look nice to have landscaping there- to soften things.

Preston asked if this is the first time this has come up? Brown said he doesn't think so. Abby said mater plan calls out this area as Gateway to Village, motivation for why it is with Churchill Crossing project.

Metzger asked if we are putting landscape language to go to consent agenda? Heckman and Widener said yes.

Harpst moved, Preston seconded, "A RESOLUTION CONCERNING A CONDITIONAL USE PERMIT TO ESTABLISH A MIXED-USE COMMERCIAL DEVELOPMENT ON 1.99± ACRES OF LAND ZONED C-2 GENERAL COMMERCIAL LOCATED ON THE NORTH SIDE OF PATTON DRIVE, SOUTH OF OAK STREET, APPROXIMATELY 845 FEET EAST OF CHURCHILL ROAD TO THE JANUARY CONSENT AGENDA." ROLL CALL: ALL YES.
Motion carried.

A RESOLUTION CONCERNING A CONDITIONAL USE PERMIT TO ESTABLISH A MULTIPLE-FAMILY DEVELOPMENT AND TO ESTABLISH DWELLINGS WITH A COMMERCIAL USE ON 5.9± ACRES OF LAND ZONED R-3C MULTIPLE-FAMILY RESIDENTIAL AND C-2 GENERAL COMMERCIAL LOCATED ON THE SOUTH SIDE OF PATTON DRIVE, APPROXIMATELY 600 FEET EAST OF CHURCHILL ROAD.

Heckman stated this is a split zoned lot, 1 acre is C-2 and the remaining land is R-3C. Multi family dwelling of more than 16 units requires conditional use permit. Having dwellings associated with C-2 use also requires conditional use permit. Landscaping plan provided. PZC

adopted with insulation requirement. Proposing overall 18 single home units and 8 townhome buildings with 4 units, total 50 units. The approved site plan includes club house and 10 units-already approved. PZC adopted resolution reflects conditions.

Tabling was on the call and said slight edits will be submitted before BOT meeting. Heckman said the address will be Vision Circle.

Widener said R-3 is a hot topic with BOT. No problem with location or number of units, cause for pause is the look and feel with how it fits within the community. Is there any desire to change feel?

Tabling stated he believes it's perfect the way it is.

Oliger stated he thinks it looks too basic; he would like to see it spruced up a bit. Preston and Metzger agree.

Tabling anticipates full waitlist as soon as it becomes available. He agrees to go back to the drawing board before BOT and see if there are any changes, they can make to please BOT. Rent prices were discussed.

Wiedner moved this to the regular agenda for the January Board of Trustee meeting.

AN ORDINANCE CONCERNING A REZONING FOR 14.79± ACRES OF LAND FROM R1A SINGLE-FAMILY RESIDENTIAL DISTRICT TO AG AGRICULTURE DISTRICT LOCATED NORTHEAST OF THE INTERSECTION OF COPPERHILL DRIVE AND COUNTY ROAD 325E COMMONLY KNOWN AS 402 COPPERHILL DRIVE.

Heckman stated homeowner wants to rezone to Ag to allow flexibility for larger outbuildings and maintain property. PZC recommends rezoning.

Harpst asked if we are just talking about rectangle on map that is R-1A? Heckman said yes. All one parcel to the east, just split zoned. Harpst asked what happens to the driveway when Deer Run expands?

Heckman said if needed, they will be responsible for road and driveway would connect.

Colravy moved, Oliger seconded, "AN ORDINANCE CONCERNING A REZONING FOR 14.79± ACRES OF LAND FROM R1A SINGLE-FAMILY RESIDENTIAL DISTRICT TO AG AGRICULTURE DISTRICT LOCATED NORTHEAST OF THE INTERSECTION OF COPPERHILL DRIVE AND COUNTY ROAD 325E COMMONLY KNOWN AS 402 COPPERHILL DRIVE TO THE JANUARY CONSENT AGENDA." ROLL CALL: ALL YES. Motion carried

A RESOLUTION CONCERNING A FINAL PLAT AND RELATED WAIVER REQUESTS FOR KIMBALL SUBDIVISION ON 4.7± ACRES OF LAND LOCATED NORTH SIDE OF CLARK STREET APPROXIMATELY 230 FEET WEST OF PRAIRIEVIEW ROAD.

Heckman stated this is property west end of Clark Street, project was discussed last month for mixed use commercial-zoned C-2. This is final plat for 2 lot subdivision that will create 1 lot that will create self-storage facilities. Property owner of parent parcel asked to sub-divide on its own-approved by BOT.

Preston moved, Oliger seconded, "A RESOLUTION CONCERNING A FINAL PLAT AND RELATED WAIVER REQUESTS FOR KIMBALL SUBDIVISION ON 4.7± ACRES OF LAND

LOCATED NORTH SIDE OF CLARK STREET APPROXIMATELY 230 FEET WEST OF PRAIRIEVIEW ROAD TO THE JANUARY CONSENT AGENDA." ROLL CALL: ALL YES. Motion carried

ADMINISTRATOR'S REPORT:

DEPARTMENTAL REPORTS:

1. POLICE/ESDA
2. PARKS AND REC –Program guides are digital this year. Good job to Dan for fundraising.
3. COMMUNITY DEVELOPMENT
4. WATER/WASTEWATER -Boil order today

MAYOR'S REPORT:

1. BOARD OF TRUSTEES- TUESDAY JANUARY 25, 2022-6:00 P.M.

NEW BUSINESS: (Discussion of any items that the Trustees may have for new business not listed on the agenda. No formal action will be taken on these items during this proceeding)

ADJOURNMENT:

There being no further business, Preston moved, Olinger seconded, "TO ADJOURN AT 7:21 P.M.". ROLL CALL: ALL YES. Motion carried.

Respectfully submitted,
Amanda Andersen
Village Clerk/FOIA Officer

Approved as presented,
1/25/2022