

**VILLAGE OF MAHOMET
STUDY SESSION
AUGUST 16, 2022**

The Village of Mahomet Board of Trustees met, Tuesday, August 16, 2022, at 6:00 p.m. at the Village of Mahomet Administrative Offices, 503 E. Main St., Mahomet, IL.

MEMBERS PRESENT: Sean Widener, Bruce Colravy, Jason Tompkins, Bill Oliger and Brian Metzger and Andy Harpst and Becky Preston.

ABSENT:

OTHERS PRESENT: Village Administrator Patrick Brown, Clerk Amanda Andersen, Village Attorney Joe Chamley, Chief of Police Mike Metzler, Finance Director Carole Tempel, Community Development Director Kelly Pfeifer, Quinten McNew.

CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL:

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

PUBLIC COMMENT: No Comment

COMMUNITY DEVELOPMENT:

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.

Pfeifer explained lots of attempts to sell this property, Kimball recently has case for conditional use for outdoor storage is asking for permission for indoor storage. With the frontage he would like to use it for a better use eventually. He might do food trucks, electric car station for hook up, other types of things to use space, so some conditions for people don't park there. PZC heard this a few weeks ago and recommend with a modification of one element related to the fence. They want a privacy fence installed from front property line off frontage road all the way to the west side of the property. The person who owns the property to the south is saying there is trespassing now, if it is used more, it would get worse.

Metzger asked where the privacy fence would go? Pfeifer said south side.

Tompkins asked who the Petitioner is? Pfeifer said its Adam Kimball. Krutsinger (property owner to the south) alerted VOM that work was being done. VOM went out and said they had to stop work until permit was approved.

Pfeifer said this is accessory, small portion of C-2.

Oliger moved, Harpst seconded, "TO MOVE THE 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.TO THE CONSENT AGENDA FOR THE AUGUST 23, 2022, BOARD MEETING." ROLL CALL:ALL YES. Motion carried.

AN ORDINANCE 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.

Pfeifer said this is a re-zoning request that was heard at a public hearing two weeks ago and PZC recommends this. Land is currently C-1 and front is C-2, it was annexed a few years ago and the zoning of the C-2 came along because it used to be B-4. A campground is not an official use in C-2. Petitioner is also a subdivider; he has a two-lot subdivision currently. This is the development portion; the remainder of the parcel is the campground and that's the permanent intended use of the land to the west. The Tin Cup subdivision would be CR1-B adjacent to Fox Run and R1-C backing up to that campground use. The Fox Run residents were very active with a previous request, developer worked with them and is now presenting a revised plan here tonight. The developer, McNew is here tonight. What drives this is the corresponding with the prelim plat that is on the agenda for consideration.

Metzger stated he is not a fan of small lots. But if it is a transition into something else, he might consider it. Metzger asked McNew if it is his intention to remain a campground forever?

McNew said yes.

Metzger asked what is the reason to have a stub road going from campground to subdivision?

McNew stated the frontage road gives options open, but he doesn't plan on doing anything moving forward. He discussed the utilities and easements are located there. Pfeifer stated the reservation of ROW is encumbered by easements for utilities. McNew said engineer believed that area wouldn't be buildable.

Metzger said if the small lots are a transition to something else, he could possibly accept the smaller lots, but not if it isn't. McNew said where the zoning is in the front, he doesn't plan on expanding, but is leaving options open elsewhere.

Harpst asked if they are leaving land open in the strip because of utilities? Pfeifer said yes, it looks that is an area of drainage and sewer.

Widener asked him to walk him through vision for the RV park.

McNew said the RV park on the west side potential expansion of RV park. All the utilities are in the front where the C-1 zoning is, he has no plans to develop that, maybe will develop near access road. Will keep green space buffer. The whole west side that is open will be green space-no plans for subdivision.

Harpst asked what he thinks for R1-C lots size? Harpst said smaller homes are in demand in Mahomet right now.

McNew said will have min 1000sq and will try to keep it like Fox Run, single level 2000sq.

Metzger asked how many 1-C are available right now? Pfeifer said she can find out but doesn't know.

He asked how many lots would be lost if they moved it to 10,000sq lots? McNew said at least 2, maybe 3 or 4. Pfeifer estimated it would be 2. The ROW is part of preliminary plat, could be given back to him. Might turn into commons area.

Widener said he heard frontage on C-2 side. He sees that used commercial or access to RV park.

Pfeifer stated McNew did say frontage and what he and the engineer were probably thinking is that would allow access to the limited areas on Tin Cup, which isn't ideal if you're leaving commercial area, but it would just be reserved now leaving the door open.

Widener said let's talk about what is allowed in C-2 and what's not. If he wants to develop residential, will it require re-zoning? Pfeifer said yes. Widener said so the idea of that option, it would have to be later approved.

Tompkins asked, for R1-C planning, do you have a preset or is it whatever the builder wants to do?

McNew said whatever the builder wants to do with minimum square footage but will follow Fox Run guidelines for the most part. Everything south didn't plan on ever developing residential.

Tompkins said he couldn't listen to the last PZC meeting, but what changes were made from the first time this was brought before the PZC?

McNew said the issue was that he didn't speak to them previously, and the residents just saw the re-zoning map but not the plat with it and they were thinking duplexes. Now its single family only. Once they realized it wouldn't be renters, they were better with it.

Harpst asked if he is looking to put in a buffer on R1-C lots?

McNew said yes, planning on trees to keep with aesthetic.

Brown asked if he would have own covenants for this? Pfeiffer said yes-will mimic similar 10,000 lots but will be separate.

Pfeifer asked if exterior treatments would be like Fox Run? McNew said its just related to size, he hasn't gotten into aesthetics yet.

Pfeifer said what he is offering to the HOA is a buffer strip. He would be platting to an out lot to be dedicated to HOA bcc homes want buffer as well, and they would maintain the tree line.

Tompkins asked if approval would be required before ROW in R1-C before that would be allowed to empty out? Pfeifer said yes, nothing would be built there without coming back to BOT for permission.

Metzger asked if there are any concerns with the lot coming off Tin Cup having enough room for driveway and house? Pfeifer said yes, when it comes to final platting there will be access control and certain distance leaving 15 ft for potential driveway, which means there would have to be a shared arrangement or no driveway at all. McNew said shared driveway approach is probably what will happen between lots 122 and 123.

Oliger asked for clarification for why there are bigger lots on one side. Pfeiffer said Fox Run residents requested and number when purchased this and thought about what costs were associated with infrastructure it needed a certain number of lots for the return so he proposed R1-C, for desirability and that can use their backyards. He anticipated that there would be less draw for large yard next to campground that has busy outside existence.

Metzger asked what an average 10k sq ft lot goes for these days, opposed to 8k? McNew said he as seen 60-80K on Roberto by the school. Interest rates affect it, waterfront will affect it too. This is for quarter acre lots. 20-30K is what Pfeifer has been told by other developers.

Chamley recommended the re-zoning item, and the Plat should be voted on separately.

Metzger asked McNew if he would consider making the three lots into two lots? With the constraint of the driveway, it would eliminate the shared driveway. McNew said he is planning to do the shared driveway, and that will be the only one.

Pfeifer said first lot is 65 wide and has 25 ft set back and 7 ft sideward setback- 30ft wide house on that lot, independent of the approach.

Oliger asked what is typical? Pfeifer said they are wider than 30ft. Oliger asked if he can make two lots out of that?

Pfeifer explained to McNew what he is being asked. She said this is not related to the re-zoning. He can do single family in both. They are asking if he would consider altering prelim plat so lots 121, 122 and 123 turn into only 121 and 122 and you would lose a lot. They are asking you to amend your prelim plat that way. She told McNew he doesn't have to answer right now or can say no, and they will consider what is in front of them as it sits. Or he can say yes, and they will consider what sits.

Widener asked how we give the reserve thing and make three lots. Metzger said he is on board with that it solves his concern with extension.

Pfeifer explained to McNew that the BOT is considering not requiring the reservation of commons (60ft) and allowing you to take that to make 122 and 123 bigger, you don't lose a lot, but you would be able to reclaim.

Oliger said you don't have to decide now; we can take to regular meeting.

McNew said he needs to speak with engineer first. It would increase buildability and desirability.

Preston said she likes it because it would eliminate shared driveway.

Widener moved this to the regular agenda of the August 23, 2022, Board meeting.

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.

Widener moved this to the regular agenda of the August 23, 2022, Board meeting.

FINANCE:

BILL LIST:

Tempel stated few items to point out. Two payments for Barber Park-one to Mid-State for \$86,450 and one to Game Time for \$139,715.94. Also have a payment going out to Feutz for SMR for \$577,989.13. The remainder of the bills are operating expenses.

Brown stated Illini FS is listed out due to trustee request for purchases. Cahoy Pumps and Illini FS are the two items between the 10-25K.

Tompkins moved, Colravy seconded, "TO MOVE THE BILL LIST TO THE CONSENT AGENDA FOR THE AUGUST 23, 2022, BOARD MEETING." ROLL CALL: ALL YES. Motion carried.

ADMINISTRATION:

A RESOLUTION NAMING CERTAIN PROPERTY OWNED BY THE VILLAGE AND DESIGNATING THIS OPEN SPACE A PARK.

Widener said he landed on Freedom Plaza.

Colravy moved, Metzger seconded, "TO MOVE RESOLUTION NAMING CERTAIN PROPERTY OWNED BY THE VILLAGE AND DESIGNATING THIS OPEN SPACE A PARK.E TO THE CONSENT AGENDA FOR THE AUGUST 23, 2022, BOARD MEETING." ROLL CALL:ALL YES. Motion carried.

ADMINISTRATOR'S REPORT:

DEPARTMENTAL REPORTS:

1. **PARKS AND REC-**
2. **TRANSPORTATION-**
3. **POLICE-** Officer graduated PTI and stated Monday.
4. **ENGINEERING-SMR** concrete started.
5. **COMMUNITY DEVELOPMENT-**
6. **WATER/WASTEWATER-**

MAYOR'S REPORT:

A. BOARD OF TRUSTEES – August 23, 2022 – 6:00 P.M.

Widener stated we still need volunteers for Music Festival, if anyone is available.

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)

Colravy said they did the mussel surveys, and they found a mussel that hasn't been found in 30 years, its called a Spike mussel.

Harpst asked who owes the elevator? Brown said Chris Doenitz.

ADJOURNMENT:

There being no further business, **Harpst moved, Preston seconded, "TO ADJOURN AT 6:50 P.M."**, **ROLL CALL: ALL YES. Motion carried.**

Respectfully submitted,
Amanda Andersen
Village Clerk/FOIA Officer

*Approved as presented
August 23, 2022*