

PLAN AND ZONING COMMISSION
MEETING MINUTES
September 3, 2024

CALL TO ORDER: The meeting was called to order at 6:02pm on Tuesday September 3, 2024.

ROLL CALL:

Members Present: Steve Briney, Bob Buchanan, Mike Buzicky, Robert DeAtley, Philip Schaefer and Mandi Simeone

Members Absent: Chad Graham

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

PUBLIC COMMENT: Mr. DeAtley asked if there were any public comments related to items that are not on the agenda. No one came forward to speak. No comments were submitted to staff in advance of the meeting.

MINUTES: April 2, 2024

Mr. Buchanan identified an error in the draft minutes on the first page under the public comment section where Mr. Buchanan's name was used when it should have been Mr. DeAtley.

Mr. Buchanan moved to approve the April 2024 minutes with the correction as stated. Mr. Briney seconded the motion. ROLL CALL 5-0-1 Simeone abstained. Motion passed.

RESOLUTIONS and MOTIONS (TO BE ACTED UPON):

MAP2024-03: HARVEST EDGE SUBDIVISION (PRELIMINARY PLAT – PHASES 2-5) A RESOLUTION CONCERNING A PRELIMINARY PLAT FOR HARVEST EDGE SUBDIVISION ON 42.31± ACRES OF LAND LOCATED ON THE SOUTH SIDE OF SOUTH MAHOMET ROAD APPROXIMATELY 150 FEET EAST OF LITTLEFIELD LANE AND SOUTH MAHOMET ROAD INTERSECTION, COMMONLY KNOWN AS THE UNDEVELOPED PORTION OF HARVEST EDGE SUBDIVISION

Mr. DeAtley stated this preliminary plat was related to a rezoning that was previously before the Commission and asked staff to introduce the case.

Abby Heckman stated that the developer offered to request a continuance of the related rezoning before the BOT to allow time to submit an application for this preliminary plat so the preliminary plat and the rezoning could be considered by the BOT at the same time. She introduced the case information and requested waivers.

Mr. Briney asked if the reduced right-of-way width waiver requested would put the sidewalk right next to the curb.

Abby Heckman stated no that it would move the sidewalk approximately 2.5 feet closer to the curb but there would still be grass area in between.

Mr. Schaefer asked if there would be an issue with emergency vehicles with the reduced right-of-way width.

Abby Heckman stated she was not aware of an issue as the road pavement would still meet minimum requirements for residential streets. She stated the the fire department would have been notified of this plat request as required by our ordinances and staff has received no comments related to this subdivision from other agencies.

Mr. DeAtley stated he would like to open up an opportunity for the member of the public that is here related to this case.

Bill Schriver stated he made comments previously about the rezoning but won't restate those. He stated that reducing the right-of-way will increase the lot sizes and the available land to sell. Lots will appear larger. The cul-de-sac shown in the 2021 AGP was not beyond the maximum length but is not because it was moved. The AGP from 3 years ago didn't need these waivers and now they are asking for them. The PZC is to determine if the requests are necessary which has a pretty high standard. He stated the necessity has not been met. He stated the waiver to extend Littlefield Lane is premature and should not be considered until Sunny Acres is actually extended.

Rob Frerichs stated that they had gone back to square one on the plan since the 2021 AGP. The 2015 plan showed multiple streets going out to South Mahomet Road. The current plan eliminates any new entrances on South Mahomet Road so there are cul-de-sacs there now.

Abby Heckman stated the developer chose to isolate street C with the R2 zoning. Waivers are not typically considered at the AGP as the AGP are a PZC only review and once further design is done there may need to be adjustments.

Rob Frerichs stated that the sanitary that would be extended with Littlefield Lane is very shallow and would not be very helpful to serve lands to the south. The sanitary connection will need to be made at the Sunny Acres Road that will extend to the south as the sanitary would be 4 to 5 feet deeper than at Littlefield Lane.

Staff and the Commission discussed the waivers, roadway connections and roads in the area.

Rob Frerichs stated that he was under contract to purchase the remaining Whisper Meadow Subdivision undeveloped land so he would have some control of the timing of the Sunny Acres Road connection. He went over their phasing plan for this subdivision and future Whisper Meadows.

Additional discussion between staff, the developer and staff related to the waivers and roadway connections.

The Commission discussed the waivers.

Mr. DeAtley asked for a voice vote for granting waiver number 6.

Mr. Buchanan made a motion to grant waiver number 6. Mr. DeAtley seconded the motion. ROLL CALL 3-3, Briney, Buzicky, Simeone voted no.

Mr. DeAtley asked that the vote be noted in the record provided to the Board of Trustees.

Buchanan moved to recommend approval of waivers 1-5 with the findings of fact as stated. Schaefer seconded the motion. ROLL CALL. 6-0. Motion Passed.

Buzicky moved to recommend approval of MAP2024-03 with waivers 1-5 and a split recommendation for waiver 6 with the findings of fact as stated. Briney seconded the motion. ROLL CALL. 6-0. Motion Passed.

BE IT THEREFORE RESOLVED this 3rd day of September, 2024 by the Plan and Zoning Commission of the Village of Mahomet, Illinois, that:

- A. The Plan and Zoning Commission does hereby recommend **APPROVAL** of the Preliminary Plat of **Harvest Edge Subdivision Phases 2-5**, by the Board of Trustees 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 the waivers from the standards and procedures of the Subdivision Ordinance requested for the Preliminary Plat of **Harvest Edge Subdivision Phases 2-5**:
1. **GRANT** Waiver of the 60 foot right-of-way width requirement to allow a 55 foot right-of-way width dedication for streets A, B, C, D and E.
 2. **GRANT** Waiver of the 110 foot right-of-way width requirement to allow a 100 foot right-of-way width dedication for cul-de-sacs on streets C and E.
 3. **GRANT** Waiver of the maximum 1,000 foot block length requirement for street D to allow a block length of approximately 1470 feet.
 4. **GRANT** Waiver of the maximum 600 foot cul-de-sac length for street C to allow a cul-de-sac length of approximately 760 feet.
 5. **GRANT** Waiver of the half roadway improvement requirements for County Road 425 East south of the intersection with County Ridge Drive.
 6. **NO RECOMMENDATION (SPLIT OPINION)** Waiver of the requirement to extend Littlefield Lane roadway to the south property line to provide access to adjacent undeveloped land at an interval of no more than one-quarter mile (1,320 feet) to allow the planned Sunny Acres Road extension within Whisper Meadows Subdivision (approximately 1,435 feet) to provide southern access.
- 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.
- D. In the event that the modifications to the Amended Preliminary Plat are not completed, the outside agency review is not completed, all required supporting documents are not submitted in final form, or the conditions set forth above are not met within 60 days from the date of approval by the Village Board of Trustees, the approvals recommended herein shall be null and void.

COMMISSIONER / STAFF COMMENTS: NEXT PZC MEETING – Tuesday October 1, 2024

Abby Heckman stated there will be cases in October and will have a meeting.

ADJOURN:

Schaefer moved to adjourn the meeting. Someone seconded the motion. ROLL CALL. 6-0. The meeting was adjourned at 6:48pm.

Respectfully,
Abby Heckman, Village Planner