



Plan and Zoning Commission
7:00 p.m. Tuesday, June 7, 2022
Village of Mahomet - Administrative Office
Meeting Viewing Available Via Zoom or Skype for Business

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AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT:** The Commission welcomes your input. Interested citizens are invited to provide comments either in person at the public hearing or by prior written statement. Public comments may be submitted in hard copy by placing them in the drop box outside of the Administrative Office (503 E. Main Street, Mahomet) before 2:00 pm on June 7, 2022 or by email submission to Abby Heckman, aheckman@mahomet-il.gov no later than 4:30 pm on June 7, 2022 to ensure placement of such comments in the official record of the meeting. PUBLIC COMMENT NOT PERMITTED VIA VIDEO OR AUDIO.
- 4. MINUTES:** May 3, 2022
- 5. PUBLIC HEARING(S):**
ZA2022-03: TIN CUP MANAGEMENT LLC (QUENTIN MCNEW)
A RESOLUTION CONCERNING A REZONING FOR 8.97± ACRES OF LAND FROM C-1 NEIGHBORHOOD COMMERCIAL AND C-2 GENERAL COMMERCIAL DISTRICTS TO R-1B SINGLE-FAMILY RESIDENTIAL AND R-2 TWO-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

6. RESOLUTIONS and MOTIONS (TO BE ACTED UPON):

ZA2022-03: TIN CUP MANAGEMENT LLC (QUENTIN MCNEW)

A RESOLUTION CONCERNING A REZONING FOR 8.97± ACRES OF LAND FROM C-1 NEIGHBORHOOD COMMERCIAL AND C-2 GENERAL COMMERCIAL DISTRICTS TO R-1B SINGLE-FAMILY RESIDENTIAL AND R-2 TWO-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

7. COMMISSIONER / STAFF COMMENTS:

NEXT PZC MEETING – JULY 5, 2022

8. ADJOURN

PLAN AND ZONING COMMISSION
MEETING MINUTES - DRAFT
May 3, 2022

CALL TO ORDER: The meeting was called to order at 7:02pm on Tuesday May 3, 2022.

ROLL CALL:

Members Present: Robert DeAtley, Bob Buchanan, Earl Seamands, Mike Buzicky, Phillip Schaefer, Steve Briney and Mandi Simeone.

Members Absent: None.

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

APPOINTMENT OF PZC CHAIR (TO BE ACTED UPON):

Patrick Brown stated that the chair resigned from the Commission therefore a new chair needed to be chosen by the group.

Patrick Brown asked for a nomination for the PZC chair.

Buchanan moved to nominate Mr. DeAtley as the PZC chair. Schaefer seconded the motion. ROLL CALL. 7-0. Motion Passed.

MINUTES: January 4, 2022

Abby Heckman stated that Mr. Buchanan had pointed out an error in the draft minutes from January. There was a copy and paste error on page 4 from the CU2022-01 heading through to the CU2022-01 heading on page 6. All of that text needed removed.

Joe Chamley clarified that even if a Commission member was not in attendance at a meeting, they can still vote on approval of minutes, if they so choose.

Buchanan moved to approve January 4, 2022 minutes as corrected. Buzicky seconded the motion. ROLL CALL. 6-0-1. Simeone abstained. Motion Passed.

PUBLIC COMMENT: No one came forward.

MINUTES: April 5, 2022

DeAtley moved to approve April 5, 2022 minutes. Buchanan seconded the motion. ROLL CALL. 6-0-1. Simeone abstained. Motion Passed.

COMMISSIONER / STAFF COMMENTS: NEXT PZC MEETING – JUNE 7, 2022

Patrick Brown stated that we pulled the Commission together to assign a chair because the chair is a member of the Administrative Rules Committee, and the Village Engineer has some Administrative Rule items to address.

Abby Heckman stated staff didn't want to wait another month in case there was no meeting in June. The deadline for June is Friday. Part of the Administrative Rules Committee's responsibilities is approval of the Infrastructure Design Manual that goes along with the Subdivision Ordinance. The Village Engineer would like to move forward with proposed changes to the IDM.

Patrick Brown discussed the Governor's executive order related to remote meetings. The Mayor will not extend the declaration allowing remote meetings due to timing of some Village legal notices and meetings related to the budget.

Abby Heckman stated as of now the Village will continue to offer meeting viewing for the public over Zoom but any public comments would need to be either in person or submitted in writing in advance of the meeting.

Mr. Buzicky asked for clarification related to approval of the IDM.

Abby Heckman stated the Subdivision Ordinance gives the Administrative Rules Committee the authority to approve the IDM. Sometimes it is just a rules determination if there is an area of the IDM isn't clear but once there have been multiple determinations made then it is time to adopt a new IDM which includes the determination language and there will be other changes the Village Engineer would like to see in the IDM.

Mr. DeAtley stated those determinations are sent out to the PZC.

Abby Heckman stated yes, once a determination or an IDM change is made by the Administrative Rules Committee those are sent to both the PZC and BOT members and if there are two (2) objections from either group then the change does not go into effect and the Committee would have to start over or send the issue through the PZC and BOT.

Patrick Brown stated the Administrative Rules Committee must be unanimous to pass changes.

Patrick Brown discussed payment of PZC members and that those are sent out once a year in the spring.

Abby Heckman stated there is a Regional Planning Commission training opportunity for elected and appointed officials on May 11, 2022 and encourage the Commissioners to take advantage of the training.

The Commission and staff discussed the economic interest disclosure requirements and the related Illinois Municipal League determination.

Joe Chamley stated the IML determination is the best to help you complete the disclosure. He stated that disclosure of mutual funds or anything in a retirement fund is not required.

Mr. Buzicky and other Commissioners thanked Mr. DeAtley for taking the chair position.

ADJOURN:

Buchanan moved to adjourn the meeting. Schaefer seconded the motion. ROLL CALL. 7-0. The meeting was adjourned at 7:22 pm.

Respectfully,
Abby Heckman, Planner



**Plan and Zoning Commission
Staff Report
Meeting June 7, 2022**

FROM: Abby Heckman, Planner
Community Development Department

PROJECT: Rezoning – ZA2022-03

PETITIONER: Tin Cup Management LLC (owner)

PUBLIC HEARING / PROCEDURAL ISSUES:

The Plan and Zoning Commission (PZC) is required to hold a public hearing upon request for a Zoning Map Amendment. The public hearing is scheduled for June 7, 2022 at 7:00pm. Public hearings can be closed or continued to another meeting without any action on the case. Public notice was published in the News-Gazette on May 22, 2022. Notice letters were sent via USPS to property owners within 250 feet of the rezoning boundary. The PZC acts in an advisory role to the Board of Trustees (BOT) regarding zoning map amendments. The PZC is asked to make a recommendation to the BOT concerning rezoning requests. A draft resolution is attached for consideration by the PZC. The BOT will approve or deny the proposed zoning map amendment.

**REQUESTED ACTION: PUBLIC HEARING
RECOMMENDATION TO BOARD OF TRUSTEES (BOT)**

The petitioner has applied for and submitted all documentation in accordance with the Zoning Ordinance and requests consideration of the proposed zoning map amendment. The PZC is asked to consider all documents concerning the proposed zoning map amendment. The rezoning request includes 8.97± acres of land which is part of the 35± acre parcel where the Tin Cup Campground currently operates. Current zoning on the subject property is C-1 Neighborhood Commercial (6.25AC) and C-2 General Commercial (29.07AC) districts. The proposed zoning is R-2 Two-Family Residential (5.06AC) and R-1B Single-Family Residential (3.91AC) districts.

SITE LOCATION / DETAILS: The subject property is part of the property where the existing Tin Cup Campground operates at 1715 Tin Cup Road, located on the south side of Tin Cup Road approximately 1,300 feet east of the Tin Cup Road and Lake of the Wood Road intersection. The property owner would like to rezone the subject property to allow for residential development along the west boundary of Fox Run Subdivision between the existing campground use and the single-family residential subdivision.

BACKGROUND: The subject property was annexed into the Village in two (2) parts. The area currently zoned C-1 was annexed in June 1995, while the area currently zoned C-2 was annexed in April 2019. Village Staff is currently reviewing a two (2) lot minor subdivision which will create one (1) development lot with all of the subject rezoning land area and one (1) lot with the remaining land for the remaining campground use. The development lot will require additional subdivision to create buildable lots for establishment of residential homes.

CONFORMANCE TO COMPREHENSIVE PLAN: The Village of Mahomet Comprehensive Plan currently designates this site as part of the Northeast Mahomet functional framework area which encourages aesthetic and physical links to existing neighborhoods. The Comprehensive Plan Land Use Plan shows Single-Family Residential uses and park open space uses in this area. The Comprehensive Plan includes policies that urge compact, orderly, and contiguous development in areas where public facilities and infrastructure can be extended to serve the site. The Comprehensive Plan also urges development which completes previously platted subdivisions, provide proper zoning buffering and is compatible with adjacent existing and future land uses. The rezoning request is consistent with these principles.

LAND USE AND ZONING:

Direction	Current Land Use	Current Zoning
On-Site	Undeveloped / Tin Cup RV Campground	C-1 Neighborhood Commercial and C-2 General Commercial
North	Residential - Lake Ridge Subdivision and Willowbrook Townhomes 1 st Subdivision	R-2 Two-Family Residential R-3C Multiple-Family Residential
South	Undeveloped – Shreeves Subdivision Undeveloped	R-1A Single-Family Residential R-1B Single-Family Residential
East	Residential - Fox Run Subdivision	R-1B Single-Family Residential
West	Commercial - Tin Cup RV Campground	C-1 Neighborhood Commercial and C-2 General Commercial

CONFORMANCE TO ZONING ORDINANCE: The intent of the R-1B zoning district as a customary single-family residential district is to provide for detached single-family dwellings with related uses on standard sized lots. The intent of the R-2 zoning district is to provide for attached single-family dwellings (common lot line homes) and two-family dwellings and may serve as a transitional area between more intensive residential or commercial uses and less intensive single-family residential uses. The request is consistent with the intent of the proposed R-1B and R-2 residential zoning classifications.

POLICE / FIRE PROTECTION: The Village of Mahomet Police Department currently provides police protection to this site and is approximately 1.9 miles from the police station. This property is within the Cornbelt Fire Protection District and is approximately 2.2 miles from the fire station.

SANITARY SEWER AND WATER FACILITIES: Public sanitary sewer and water services in this area are provided by Sangamon Valley Public Water District. There is no planned infrastructure expansion resulting from this rezoning request or the minor subdivision under staff review, as the campground is currently served and development of the rezoning area would require further subdivision to develop.

STREETS AND SIDEWALKS: Sidewalks are existing adjacent to the frontage of this subject property.

LASALLE FACTORS:

The Illinois Supreme Court has established a set of factors for evaluation of the constitutionality of zoning decisions. No single factor is controlling, and each case must be decided on its own facts although Illinois courts place substantial importance on the first factor.

1. The existing uses and zoning of nearby property.
2. The extent to which property values are diminished.
3. The extent to which the destruction of property value of the plaintiff promotes the health, safety, morals or general welfare of the public.
4. The relative gain to the public as opposed to the hardship imposed upon the individual property owner.
5. The suitability of the subject property for the zoned purposes
6. The length of time the property has been vacant as zoned considered in the context of land development in the area.
7. The care with which a community has undertaken to plan its land-use development.

These factors should be considered during the Commission's deliberations. The attached prepared resolution will address these factors for consideration by the Commission.

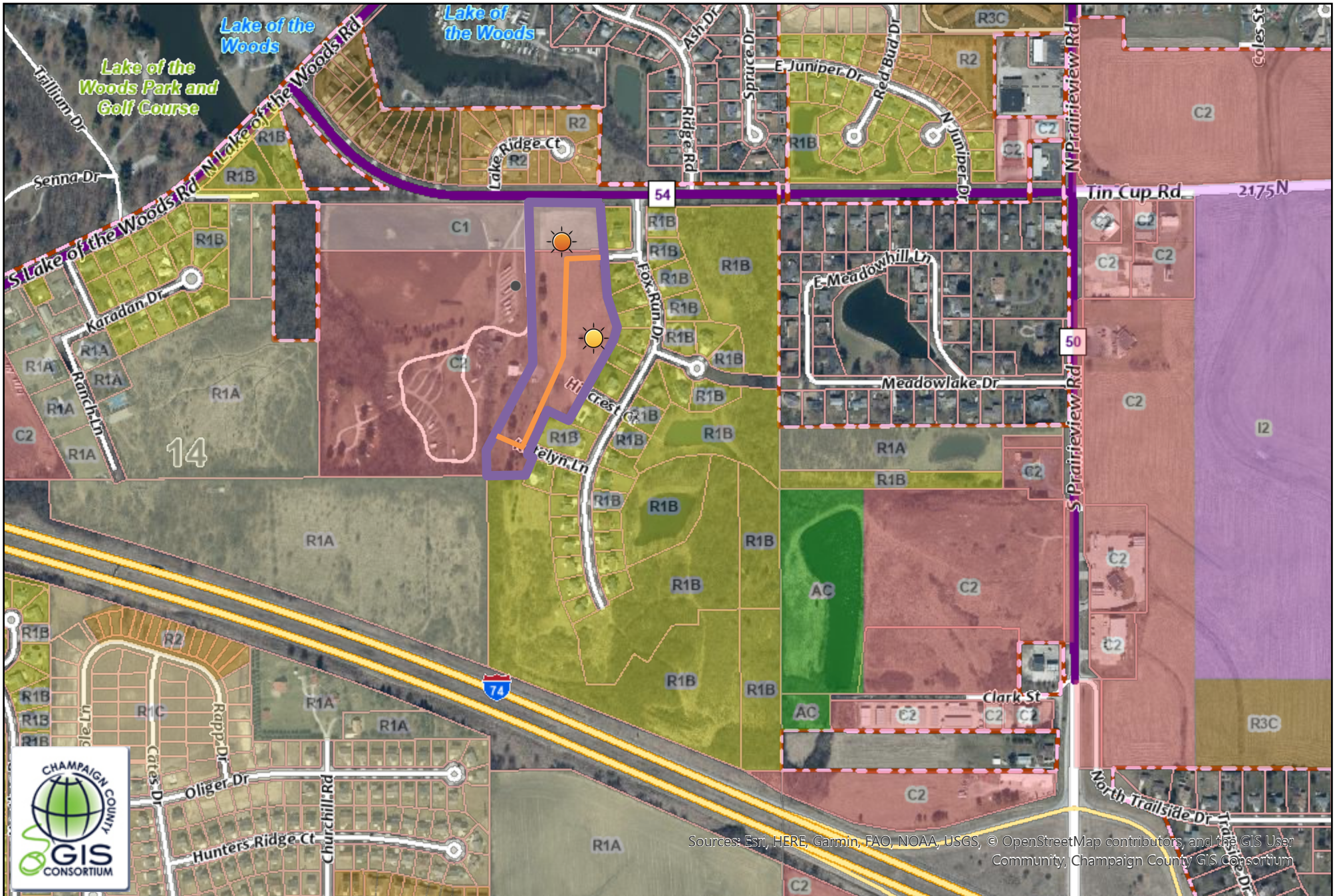
STAFF RECOMMENDATION

Village staff supports approval of the rezoning request. The proposed rezoning is consistent with existing and intended uses in the area. The request is consistent with recommendations in the Comprehensive Plan and the intent of the proposed zoning districts.

ATTACHMENTS:

- A) Aerial Location Map
- B) Zoning Exhibit
- C) Draft Resolution
- D) Application

ZA2022-03: Tin Cup C1/C2 to R1B/R2



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Champaign County GIS Consortium


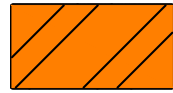

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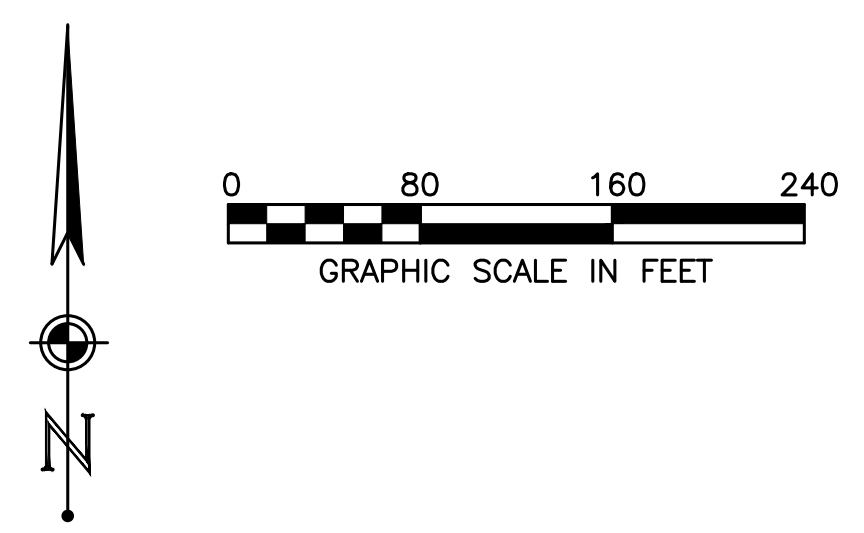
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REZONING EXHIBIT TIN CUP SUBDIVISION

MAHOMET, CHAMPAIGN COUNTY, ILLINOIS
PART OF NE 1/4, SEC. 14, T. 20 N., R. 7 E., 3rd. P.M.

-  REZONE AREA FROM C-2: GENERAL COMMERCIAL DISTRICT TO R-1B: RESIDENTIAL SINGLE FAMILY DISTRICT
-  REZONE AREA FROM C-1: NEIGHBORHOOD COMMERCIAL DISTRICT TO R-2: RESIDENTIAL TWO-FAMILY DISTRICT
-  REZONE AREA FROM C-2: GENERAL COMMERCIAL DISTRICT TO R-2: RESIDENTIAL TWO-FAMILY DISTRICT



WILLOWBROOK TOWNHOMES FIRST SUBDIVISION DOC. 98R26971
R-3C MULTIPLE-FAMILY RESIDENTIAL DISTRICT

R-2 TWO-FAMILY RESIDENTIAL DISTRICT

R-1: SINGLE FAMILY (COUNTY)

LAKE VIEW FOURTH SUBDIVISION DOC. 92R26910

TIN CUP ROAD (COUNTY HIGHWAY 54)

C-1: NEIGHBORHOOD COMMERCIAL DISTRICT

R-1B: SINGLE-FAMILY RESIDENTIAL DISTRICT

C-2: GENERAL COMMERCIAL DISTRICT

R-1B: SINGLE-FAMILY RESIDENTIAL DISTRICT

R-1A: SINGLE-FAMILY RESIDENTIAL DISTRICT

R-1B: SINGLE-FAMILY RESIDENTIAL DISTRICT

K.D. HEADLEE SUBDIVISION

LOT Z

LOT 4A

REPLAT OF LOT 4 OF SHREEVES FIRST SUBDIVISION

LOT 4B

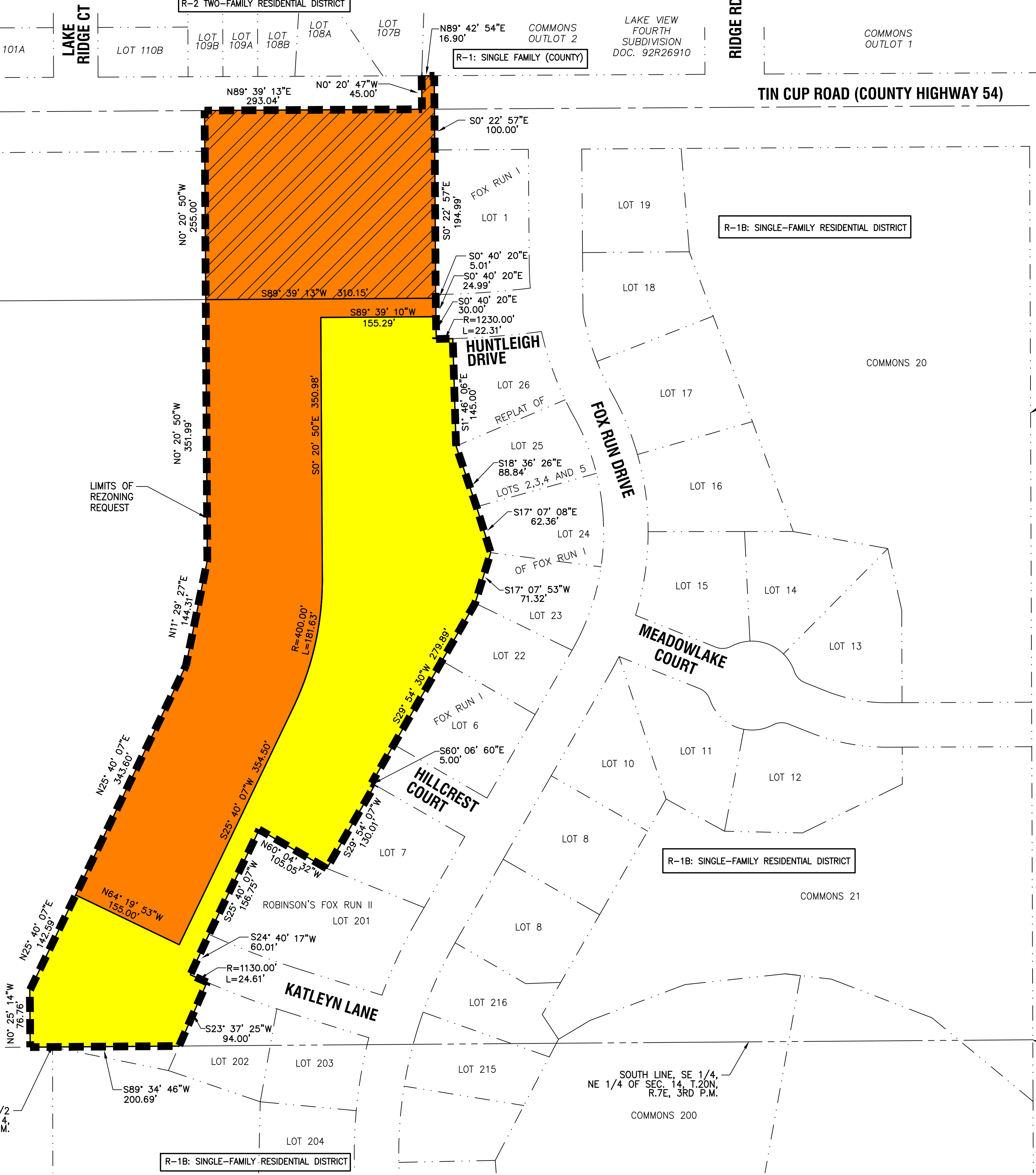
SOUTH LINE, SW 1/4, NE 1/4 OF SEC. 14, T.20N, R.7E, 3RD P.M.

NE CORNER OF WEST 1/2 OF SE 1/4 OF SEC. 14, T.20N, R.7E, 3RD P.M.

S89° 34' 46"W 200.69'

SOUTH LINE, SE 1/4, NE 1/4 OF SEC. 14, T.20N, R.7E, 3RD P.M.

E 1/4 CORNER OF SEC. 14, T.20N, R.7E, 3RD P.M.



RESOLUTION FOR PLAN AND ZONING COMMISSION

Concerning Amending the Zoning Classification for 8.97± acres of land located at 1715 Tin Cup Road from C-1 Neighborhood Commercial and C-2 General Commercial districts to R-1B Single-Family Residential and R-2 Two-Family Residential districts

WHEREAS, the Board of Trustees of the Village of Mahomet, pursuant to the authority conferred by the Statutes of the State of Illinois, has established certain standards and procedures, including Comprehensive Plan designations and policies for the use of land and for zoning establishment and amendment within the corporate Limits of the Village of Mahomet, Illinois; and,

WHEREAS, the Petitioner, Tin Cup Management LLC, has requested a zoning map amendment for the subject property from C-1 Neighborhood Commercial and C-2 General Commercial districts to R-1B Single-Family Residential and R-2 Two-Family Residential districts; and,

WHEREAS, the subject property is located on the south side of Tin Cup Road approximately 1,300 feet east of the Tin Cup Road and Lake of the Wood Road intersection, commonly known as 1715 Tin Cup Road; and,

WHEREAS, the legal description for the property to be rezoned is as follows:

C-1: Neighborhood Commercial to R-2: Two-Family Residential

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF FOX RUN I PER PLAT RECORDED AS DOCUMENT NUMBER 95R21627 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE SOUTH 0°40'20" EAST, ALONG THE WESTERLY LINE OF SAID FOX RUN I, FOR A DISTANCE OF 5.01 FEET; THENCE SOUTH 89°39'13" WEST FOR A DISTANCE OF 310.15 FEET; THENCE NORTH 0°20'50" WEST FOR A DISTANCE OF 255.00 FEET TO THE CENTERLINE OF CHAMPAIGN COUNTY HIGHWAY 54 (TIN CUP ROAD); THENCE NORTH 89°39'13" EAST ALONG SAID CENTERLINE OF CHAMPAIGN COUNTY HIGHWAY 54 (TIN CUP ROAD) FOR A DISTANCE OF 293.04 FEET; THENCE NORTH 0°20'47" WEST FOR A DISTANCE OF 45.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CHAMPAIGN COUNTY HIGHWAY 54 (TIN CUP ROAD); THENCE NORTH 89°42'54" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF CHAMPAIGN COUNTY HIGHWAY 54 (TIN CUP ROAD) FOR A DISTANCE OF 16.90 FEET; THENCE SOUTH 0°22'57" EAST FOR A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 OF FOX RUN I; THENCE SOUTH 0°22'57" EAST ALONG THE WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 194.99 FEET TO THE POINT OF BEGINNING, CONTAINING 1.832 ACRES, MORE OR LESS.

C-2: General Commercial to R-2: Two-Family Residential

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF FOX RUN I PER PLAT RECORDED AS DOCUMENT NUMBER 95R21627 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE SOUTH 0°40'20" EAST, ALONG THE WESTERLY LINE OF SAID FOX RUN I, FOR A DISTANCE OF 5.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°40'20" EAST CONTINUING ALONG SAID WESTERLY LINE OF FOX RUN I FOR A DISTANCE OF 24.99 FEET; THENCE SOUTH 89°39'10" WEST FOR A DISTANCE OF 155.29 FEET; THENCE

SOUTH 0°20'50" EAST FOR A DISTANCE OF 350.98 FEET; THENCE ALONG A TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET, A CHORD LENGTH OF 180.07 FEET, A CHORD BEARING OF SOUTH 12°39'38" WEST FOR AN ARC LENGTH OF 181.63 FEET; THENCE SOUTH 25°40'07" WEST FOR A DISTANCE OF 354.50 FEET; THENCE NORTH 64°19'53" WEST FOR A DISTANCE OF 155.00 FEET; THENCE NORTH 25°40'07" EAST FOR A DISTANCE OF 343.60 FEET; THENCE NORTH 11°29'27" EAST FOR A DISTANCE OF 144.31 FEET; THENCE NORTH 0°20'50" WEST FOR A DISTANCE OF 351.98 FEET; THENCE NORTH 89°39'13" EAST FOR A DISTANCE OF 310.15 FEET TO THE POINT OF BEGINNING, CONTAINING 3.231 ACRES, MORE OR LESS.

C-2: General Commercial to R-1B: Single-Family Residential

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF FOX RUN I PER PLAT RECORDED AS DOCUMENT NUMBER 95R21627 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE SOUTH 0°40'20" EAST, ALONG THE WESTERLY LINE OF SAID FOX RUN I, FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°40'20" EAST CONTINUING ALONG SAID WESTERLY LINE OF FOX RUN I, FOR A DISTANCE OF 30.00 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE OF FOX RUN I, ALONG A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 1230.00 FEET, A CHORD LENGTH OF 22.31 FEET, A CHORD BEARING OF NORTH 88°45'04" EAST FOR AN ARC LENGTH OF 22.31 FEET TO THE WESTERLY LINE OF REPLAT OF LOTS 2, 3, 4 AND 5 OF FOX RUN I PER PLAT RECORDED AS DOCUMENT NUMBER 98R03563 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE SOUTH 1°46'06" EAST ALONG SAID WESTERLY LINE OF REPLAT OF LOTS 2, 3, 4 AND 5 OF FOX RUN I FOR A DISTANCE OF 145.00 FEET; THENCE SOUTH 18°36'26" EAST CONTINUING ALONG SAID WESTERLY LINE OF REPLAT OF LOTS 2, 3, 4 AND 5 OF FOX RUN I FOR A DISTANCE OF 88.84 FEET; THENCE SOUTH 17°07'08" EAST ALONG CONTINUING SAID WESTERLY LINE OF REPLAT OF LOTS 2, 3, 4 AND 5 OF FOX RUN I FOR A DISTANCE OF 62.36 FEET; THENCE SOUTH 17°07'53" WEST CONTINUING ALONG SAID WESTERLY LINE OF REPLAT OF LOTS 2, 3, 4 AND 5 OF FOX RUN I FOR A DISTANCE OF 71.32 FEET TO THE NORTHWEST CORNER OF LOT 22 OF SAID FOX RUN I; THENCE SOUTH 29°54'30" WEST ALONG SAID WESTERLY LINE OF FOX RUN I FOR A DISTANCE OF 279.89 FEET; THENCE SOUTH 60°07'00" EAST CONTINUING ALONG SAID WESTERLY LINE OF FOX RUN I FOR A DISTANCE OF 5.00 FEET; THENCE SOUTH 29°54'07" WEST CONTINUING ALONG SAID WESTERLY LINE OF FOX RUN I FOR A DISTANCE OF 130.01 FEET TO A POINT ON THE NORTH LINE OF LOT 201 OF ROBINSON'S FOX RUN II SUBDIVISION AS RECORDED AS DOCUMENT NUMBER 2007R26049 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE NORTH 60°04'32" WEST ALONG SAID NORTH LINE OF LOT 201 OF ROBINSON'S FOX RUN II SUBDIVISION FOR A DISTANCE OF 105.05 FEET TO THE NORTHWEST CORNER OF LOT 201; THENCE SOUTH 25°40'07" WEST ALONG THE WESTERLY LINE OF SAID ROBINSON'S FOX RUN II SUBDIVISION FOR A DISTANCE OF 156.75 FEET; THENCE SOUTH 24°40'17" WEST CONTINUING ALONG SAID WESTERLY LINE OF ROBINSON'S FOX RUN II SUBDIVISION FOR A DISTANCE OF 60.01 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE OF ROBINSON'S FOX RUN II, ALONG A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 1130.00 FEET, A CHORD LENGTH OF 24.61 FEET, A CHORD BEARING OF

SOUTH 65°52'00" EAST FOR AN ARC LENGTH OF 24.61 FEET; THENCE SOUTH 23°37'25" WEST CONTINUING ALONG SAID WESTERLY OF ROBINSON'S FOX RUN II SUBDIVISION FOR A DISTANCE OF 94.00 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 14 OF TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 89°34'46" WEST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 14 FOR A DISTANCE OF 200.69 FEET; THENCE NORTH 0°25'14" WEST FOR A DISTANCE OF 76.76 FEET; THENCE NORTH 25°40'07" EAST FOR A DISTANCE OF 142.59 FEET; THENCE SOUTH 64°19'53" EAST FOR A DISTANCE OF 155.00 FEET; THENCE NORTH 25°40'07" EAST FOR A DISTANCE OF 354.50 FEET; THENCE ALONG A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, A CHORD LENGTH OF 180.07 FEET, A CHORD BEARING OF NORTH 12°39'38" EAST FOR AN ARC LENGTH OF 181.63 FEET; THENCE NORTH 0°20'50" WEST FOR A DISTANCE OF 350.98 FEET; THENCE NORTH 89°39'10" EAST FOR A DISTANCE OF 155.29 FEET TO THE POINT OF BEGINNING, CONTAINING 3.905 ACRES, MORE OR LESS.

WHEREAS, a Public Hearing concerning the proposed rezoning was held on June 7, 2022 by the Plan and Zoning Commission to solicit evidence and testimony from the public; and,

WHEREAS, the Village Planner, and Village Attorney provided the Village with technical and background information regarding the proposed rezoning; and,

WHEREAS, the Plan and Zoning Commission met and reviewed the evidence and testimony submitted and has considered all the available factual evidence concerning the requested action.

BE IT THEREFORE RESOLVED this 7th day of June, 2022 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 / HAVE NOT** been met.
 2. The proposed zoning **DOES / DOES NOT** conform with the intent of the Village Comprehensive Plan.
 3. The proposed zoning **IS / IS NOT** consistent with the proposed use of the site.
 4. The proposed zoning **WILL / WILL NOT** be compatible with the established land use pattern in the vicinity.
 5. The proposed zoning **DOES / DOES NOT** create an isolated, unrelated zoning district.
 6. The site **IS / IS NOT** suitable for the uses allowed in the proposed zoning district.

7. The proposed zoning **WILL / WILL NOT** be consistent with the health, safety and general welfare of the public.
8. Major land uses in the neighborhood **HAVE / HAVE NOT** changed since zoning was applied to this site.
9. The proposed zoning **IS / IS NOT** consistent with the existing zoning designations in the surrounding area.
10. The proposed zoning **WILL / WILL NOT** be contrary to the original purpose and intent of the Zoning Ordinance.
11. The proposed zoning **WILL / WILL NOT** be injurious to the use and enjoyment of adjacent properties.
12. The proposed zoning **WILL / WILL NOT** promote the orderly development of the site and surrounding properties.
13. The proposed zoning **WILL / WILL NOT** significantly adversely impact existing traffic patterns.
14. Adequate facilities for municipal sanitary sewage disposal and water supply **ARE / ARE NOT** available for the site.
15. Adequate provisions for stormwater drainage **ARE / ARE NOT** available for this site.
16. The proposed zoning **WILL / WILL NOT** adversely impact police protection or fire protection.
17. The proposed zoning **WILL / WILL NOT** significantly adversely impact schools or other public facilities.
18. The proposed zoning **WILL / WILL NOT** conflict with existing public commitments for planned public improvements.
19. The proposed zoning **WILL / WILL NOT** adversely influence living conditions in the immediate vicinity.
20. The proposed zoning **WILL / WILL NOT** preserve the essential character of the neighborhood in which it is located.
21. The proposed change **WILL / WILL NOT** significantly alter the population density pattern.
22. The value of adjacent property **WILL / WILL NOT** be diminished by the proposed zoning.

- 23. The proposed zoning **WILL / WILL NOT** enhance the value of the petitioner’s property.
- 24. The proposed zoning **WILL / WILL NOT** constitute an entering wedge affecting the use or development of adjacent property.
- 25. If denied, the petitioner **WILL / WILL NOT** suffer deterioration to his or her property value.
- 26. The proposed zoning **DOES / 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 / HAS NOT** 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 / WILL NOT** result in private investment that would be beneficial to the development or redevelopment of a vacant property or deteriorated neighborhood.
- 29. There **IS / IS NOT** a need in the community for additional land within the requested zoning district.
- 30. The proposed zoning **WILL / WILL NOT** adversely impact agricultural farming operations in the vicinity of this site.
- 31. The proposed rezoning **IS / IS NOT** consistent with Village Comprehensive Plan policies concerning the protection of prime farmland when appropriate.
- 32. The proposed rezoning **WILL / 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 / HAVE NOT** been considered during the review of this proposed rezoning request.
- 34. _____

B. The Plan and Zoning Commission does hereby recommend that the Board of Trustees of the Village of Mahomet **GRANT / DENY** the requested zoning map amendment for the subject property from C-1 Neighborhood Commercial and C-2 General Commercial districts to R-1B Single-Family Residential and R-2 Two-Family Residential districts.

Chair, Plan and Zoning Commission
Village of Mahomet, Illinois

Case Name: ZA2022-03

**REQUEST FOR ZONING AMENDMENT
VILLAGE OF MAHOMET**

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Filed: 05/06/2022 Date of Hearing: 06/07/2022

Date of Published Notice: May 22, 2022 Newspaper News-Gazette
Check

Fee Paid – Receipt No.: 614 Amount: \$300.00 Date: 05/13/2022
Ck #: 560 Legal Ad Cost: \$460.40 05/20/2022

Comments: (indicate other actions such as continuances) _____

Action by Board on Request: _____

NOTICE TO APPLICANTS

1. A Zoning Amendment is a zoning adjustment, which permits a change of district requirements where an individual or group of properties are both harshly and uniquely burdened by the strict application of the law. The power to alter zoning districts is limited. No Zoning Amendment will be granted which would adversely affect surrounding property or the general neighborhood. All zoning amendments must be in harmony with the intent and purposes of the Zoning Ordinance. The applicant must show that there is need and justification for the proposed amendment.
2. There will be no refund of application fee for any Zoning Amendment not granted or withdrawn.
3. No incomplete applications will be acted upon.
4. Granting a Zoning Amendment requires that the Village hold a Public Hearing regarding the request, and publication of a Public Notice 15 days in advance of the Hearing. Applicants are urged to coordinate their activities with Village staff to assure consideration of their request is as timely a manner as is reasonably possible.

Case Name: ZA 2022-03

ZONING AMENDMENT

DATA ON APPLICANT AND OWNER

Name of Applicant (s): Tin Cup Management, LLC Phone: 217-552-4062

Quentin McNew
Address of Applicant (s): 1715 Tin Cup Road, Mahomet, IL 61853

Property Interest of Applicant: Owner
(Owner/Contract Purchases/Agent, etc.)

Name of Owner: _____ Phone: _____

ADDRESS AND DESCRIPTION OF PROPERTY

Address: Part of 1715 Tin Cup Road, Mahomet, IL 61853

Width of Lot: Varies Length of Lot: Varies

Lot Area (Square Feet): 390,660 Tax Parcel Number: part of 15-13-14-276-005 &

Legal Description: (or attach legal description See Attached 15-13-14-276-012

LAND USE AND ZONING

Present Zoning: C-1 and C-2

Proposed Zoning: R-1B and R-2

Present Land Use: Vacant / RV Park

Proposed Land Use: Residential Subdivision

	Surrounding Zoning	Surrounding Land Use
North	<u>R-2 & R-1 County</u>	<u>Residential Subdivision</u>
South	<u>R-1A & R-1B</u>	<u>Vacant</u>
East	<u>R-1B</u>	<u>Residential Subdivision</u>
West	<u>C-1 & C-2</u>	<u>RV Park</u>

REASONS FOR REQUEST FOR ZONING AMENDMENT

NOTE: The following questions must be answered completely. If additional space is needed, attach extra pages to application. Before answering, read the NOTICE TO APPLICANTS attached hereto.

1. Error in the present Ordinance to be corrected by the proposed change in the Ordinance (Explain fully):

The rezoning request allows for R-1B residential to be expanded west from the Fox Run Subdivision
and a new R-2 transitional district to be placed between the R-1B districts and the C-1/C-2
zoning of the RV park. This request represents this location's highest and best use.

2. Other circumstances which justify the Amendment (Explain Fully):

The future residential lots directly adjacent to the county highway are less desirable to single family
home buyers due to increased traffic and noise. The R-2 zoning will allow these lots to be purchased
at lower price point corresponding with the conditions present at this location.

3. Does any violation of the Village of Mahomet Zoning Ordinance exist on the property at this time?
YES _____ NO X If yes, how? _____

4. Is the subject property planned to be improved? Yes

When? The subdivision will begin summer 2022 and continue to be developed as quickly as
market conditions allow.

What improvements are planned? Public roadways, public utilities, single family and two-family homes

What will be the actual use of the improvements Residential Subdivision

5. Will the grant of an Amendment in the form requested be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance?

Yes X No _____ Elaborate: The proposed request is in harmony with the surrounding
residential neighborhoods by replacing the existing commercial zoning with residential zoning.

6. Have there been major land changes since zoning was applied in 1963 (i.e. new expressway, new development, etc.)? Yes X No _____ Elaborate: _____

Major roadways, commercial and residential developments have all occurred in the
general area surrounding the subject tract.

ZONING AMENDMENT

7. Would the proposed change create an isolated district unrelated to adjacent land use or zoning?
Yes _____ No X Elaborate: The proposed rezoning matches the existing R-2 zoning to the north and the existing R-1B zoning to the east.
8. Can the owner of the property realize an economic benefit from uses in accordance with existing zoning? Yes X No _____ Elaborate: The subject property is better utilized under this rezoning request. The rezoning request allows for a more efficient use of this portion of the existing RV Park.
9. Are there other sites available already zoned for the proposed use? Yes _____ No X Elaborate: Undeveloped R-2 districts in Mahomet are very limited and in demand.
10. Additional comments by applicant: _____

SKETCH PLAN

- A) Is a scaled plot plan indicating the location of the premises and the nature of the variance attached.
Yes X No _____ (Application will not be processed without the required drawing)
- B) Additional exhibits submitted by applicants: _____

I (we) certify that all of the above statements and the statements contained in any papers or plan submitted herewith are true to the best of my (our) knowledge and belief.

[Signature]
(Signature) Applicant

[Signature]
(Signature) Owner

5-20-2022
Date

5-20-2022
Date

REZONING LEGAL DESCRIPTION FROM C-1: NEIGHBORHOOD COMMERCIAL DISTRICT TO R-2: RESIDENTIAL TWO-FAMILY DISTRICT

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF FOX RUN I PER PLAT RECORDED AS DOCUMENT NUMBER 95R21627 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE SOUTH 0°40'20" EAST, ALONG THE WESTERLY LINE OF SAID FOX RUN I, FOR A DISTANCE OF 5.01 FEET; THENCE SOUTH 89°39'13" WEST FOR A DISTANCE OF 310.15 FEET; THENCE NORTH 0°20'50" WEST FOR A DISTANCE OF 255.00 FEET TO THE CENTERLINE OF CHAMPAIGN COUNTY HIGHWAY 54 (TIN CUP ROAD); THENCE NORTH 89°39'13" EAST ALONG SAID CENTERLINE OF CHAMPAIGN COUNTY HIGHWAY 54 (TIN CUP ROAD) FOR A DISTANCE OF 293.04 FEET; THENCE NORTH 0°20'47" WEST FOR A DISTANCE OF 45.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CHAMPAIGN COUNTY HIGHWAY 54 (TIN CUP ROAD); THENCE NORTH 89°42'54" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF CHAMPAIGN COUNTY HIGHWAY 54 (TIN CUP ROAD) FOR A DISTANCE OF 16.90 FEET; THENCE SOUTH 0°22'57" EAST FOR A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 OF FOX RUN I; THENCE SOUTH 0°22'57" EAST ALONG THE WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 194.99 FEET TO THE POINT OF BEGINNING, CONTAINING 1.832 ACRES, MORE OR LESS.

REZONING LEGAL DESCRIPTION FROM C-2: GENERAL COMMERCIAL DISTRICT TO R-2: RESIDENTIAL TWO-FAMILY DISTRICT

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF FOX RUN I PER PLAT RECORDED AS DOCUMENT NUMBER 95R21627 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE SOUTH 0°40'20" EAST, ALONG THE WESTERLY LINE OF SAID FOX RUN I, FOR A DISTANCE OF 5.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°40'20" EAST CONTINUING ALONG SAID WESTERLY LINE OF FOX RUN I FOR A DISTANCE OF 24.99 FEET; THENCE SOUTH 89°39'10" WEST FOR A DISTANCE OF 155.29 FEET; THENCE SOUTH 0°20'50" EAST FOR A DISTANCE OF 350.98 FEET; THENCE ALONG A TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET, A CHORD LENGTH OF 180.07 FEET, A CHORD BEARING OF SOUTH 12°39'38" WEST FOR AN ARC LENGTH OF 181.63 FEET; THENCE SOUTH 25°40'07" WEST FOR A DISTANCE OF 354.50 FEET; THENCE NORTH 64°19'53" WEST FOR A DISTANCE OF 155.00 FEET; THENCE NORTH 25°40'07" EAST FOR A DISTANCE OF 343.60 FEET; THENCE NORTH 11°29'27" EAST FOR A DISTANCE OF 144.31 FEET; THENCE NORTH 0°20'50" WEST FOR A DISTANCE OF 351.98 FEET; THENCE NORTH 89°39'13" EAST FOR A DISTANCE OF 310.15 FEET TO THE POINT OF BEGINNING, CONTAINING 3.231 ACRES, MORE OR LESS.

REZONING LEGAL DESCRIPTION FROM C-2: GENERAL COMMERCIAL DISTRICT TO R-1B: RESIDENTIAL SINGLE FAMILY DISTRICT

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF FOX RUN I PER PLAT RECORDED AS DOCUMENT NUMBER 95R21627 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE SOUTH 0°40'20" EAST, ALONG THE WESTERLY LINE OF SAID FOX RUN I, FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°40'20" EAST CONTINUING ALONG SAID WESTERLY LINE OF FOX RUN I, FOR A DISTANCE OF 30.00 FEET; THENCE CONTINUING ALONG SAID

WESTERLY LINE OF FOX RUN I, ALONG A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 1230.00 FEET, A CHORD LENGTH OF 22.31 FEET, A CHORD BEARING OF NORTH 88°45'04" EAST FOR AN ARC LENGTH OF 22.31 FEET TO THE WESTERLY LINE OF REPLAT OF LOTS 2, 3, 4 AND 5 OF FOX RUN I PER PLAT RECORDED AS DOCUMENT NUMBER 98R03563 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE SOUTH 1°46'06" EAST ALONG SAID WESTERLY LINE OF REPLAT OF LOTS 2, 3, 4 AND 5 OF FOX RUN I FOR A DISTANCE OF 145.00 FEET; THENCE SOUTH 18°36'26" EAST CONTINUING ALONG SAID WESTERLY LINE OF REPLAT OF LOTS 2, 3, 4 AND 5 OF FOX RUN I FOR A DISTANCE OF 88.84 FEET; THENCE SOUTH 17°07'08" EAST ALONG CONTINUING SAID WESTERLY LINE OF REPLAT OF LOTS 2, 3, 4 AND 5 OF FOX RUN I FOR A DISTANCE OF 62.36 FEET; THENCE SOUTH 17°07'53" WEST CONTINUING ALONG SAID WESTERLY LINE OF REPLAT OF LOTS 2, 3, 4 AND 5 OF FOX RUN I FOR A DISTANCE OF 71.32 FEET TO THE NORTHWEST CORNER OF LOT 22 OF SAID FOX RUN I; THENCE SOUTH 29°54'30" WEST ALONG SAID WESTERLY LINE OF FOX RUN I FOR A DISTANCE OF 279.89 FEET; THENCE SOUTH 60°07'00" EAST CONTINUING ALONG SAID WESTERLY LINE OF FOX RUN I FOR A DISTANCE OF 5.00 FEET; THENCE SOUTH 29°54'07" WEST CONTINUING ALONG SAID WESTERLY LINE OF FOX RUN I FOR A DISTANCE OF 130.01 FEET TO A POINT ON THE NORTH LINE OF LOT 201 OF ROBINSON'S FOX RUN II SUBDIVISION AS RECORDED AS DOCUMENT NUMBER 2007R26049 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE NORTH 60°04'32" WEST ALONG SAID NORTH LINE OF LOT 201 OF ROBINSON'S FOX RUN II SUBDIVISION FOR A DISTANCE OF 105.05 FEET TO THE NORTHWEST CORNER OF LOT 201; THENCE SOUTH 25°40'07" WEST ALONG THE WESTERLY LINE OF SAID ROBINSON'S FOX RUN II SUBDIVISION FOR A DISTANCE OF 156.75 FEET; THENCE SOUTH 24°40'17" WEST CONTINUING ALONG SAID WESTERLY LINE OF ROBINSON'S FOX RUN II SUBDIVISION FOR A DISTANCE OF 60.01 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE OF ROBINSON'S FOX RUN II, ALONG A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 1130.00 FEET, A CHORD LENGTH OF 24.61 FEET, A CHORD BEARING OF SOUTH 65°52'00" EAST FOR AN ARC LENGTH OF 24.61 FEET; THENCE SOUTH 23°37'25" WEST CONTINUING ALONG SAID WESTERLY OF ROBINSON'S FOX RUN II SUBDIVISION FOR A DISTANCE OF 94.00 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 14 OF TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 89°34'46" WEST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 14 FOR A DISTANCE OF 200.69 FEET; THENCE NORTH 0°25'14" WEST FOR A DISTANCE OF 76.76 FEET; THENCE NORTH 25°40'07" EAST FOR A DISTANCE OF 142.59 FEET; THENCE SOUTH 64°19'53" EAST FOR A DISTANCE OF 155.00 FEET; THENCE NORTH 25°40'07" EAST FOR A DISTANCE OF 354.50 FEET; THENCE ALONG A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, A CHORD LENGTH OF 180.07 FEET, A CHORD BEARING OF NORTH 12°39'38" EAST FOR AN ARC LENGTH OF 181.63 FEET; THENCE NORTH 0°20'50" WEST FOR A DISTANCE OF 350.98 FEET; THENCE NORTH 89°39'10" EAST FOR A DISTANCE OF 155.29 FEET TO THE POINT OF BEGINNING, CONTAINING 3.905 ACRES, MORE OR LESS.