

PLAN AND ZONING COMMISSION
MEETING MINUTES
June 7, 2022

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

ROLL CALL:

Members Present: Robert DeAtley, Phillip Schaefer, Steve Briney and Mandi Simeone.

Members Absent: Bob Buchanan, Mike Buzicky (present online), and Earl Seamands

Others Present: Village Administrator Patrick Brown, Village Attorney Joe Chamley, Community Development Director Kelly Pfeifer and Planner Abby Heckman.

Mr. DeAtley stated this was the first meeting leading as the newly elected PZC chair. He stated that public comment was for anyone who wanted to speak on a topic not on the agenda and asked if there was anyone who wished to speak.

PUBLIC COMMENT:

Chris Darr, 1214 Windwood Lane Mahomet, stated he wanted to speak on growth. Stated he has lived in the community since he was 20, for 20 plus years. Stated he got a degree in criminal justice and is a police officer in the community for 20 years. He has helped solve crimes in the community as a detective. He stated he has sacrificed a lot on the streets in this area. He moved to Mahomet for a reason, to get away from Champaign-Urbana and to come home to call this place my haven, home, safe place. He stated he doesn't recognize this town anymore with the growth that is going on. As he patrols these streets, I see these houses being thrown up and I look at First School and Oak Creek as my benchmark as I drive down 150. I see what I don't like moving towards Prairieview Road. From First School as I look west, I see the beautiful town that I do remember. He's not heartbroken about Thornewood. I'm very distraught about the apartments, the duplexes, the zero-lots and the cramming of our homes 3 feet away from each other with almost no yards. While we are demanding top dollar out of the people that want a piece of 61853. I have seen how our community has changed and people are flooding here from Champaign-Urbana including people that we don't want here. I've seen one person that US Marshalls had to remove, basically an assassin from Champaign hiding out on Prairieview Road. I've backed up numerous officers dealing with people from apartments, duplexes, and general mischief as people are flooding here and calling it a haven. Now I'm being asked to vote on a bond proposal for 89 to 128 million dollars and it would be easy for me to support this if my town wasn't blowing up in population. How can I be asked to vote for 98 million dollars when duplexes and apartments are being approved at a record clip. It looks like the school is doing their best to bale out water while the Village is drilling holes in the boat. I could vote for this if we had responsible growth in this town. We live 8 minutes away from Prospect which has all the affordable housing, all the duplexes, and all the apartments anyone in this community could ever want, why do we have to have it here in this beautiful small town. You will see the effects of the decisions of the past. You can't take down those apartments that have already been tossed up. If you ask Administrators from the Village of Savoy, I work with them with my job because we patrol Savoy, the biggest regret they have is throwing up Sterling Apartments because they cycle through every 7 to 10 years and some big corporation will buy them and then turn it into Section 8 housing. They cannot wait to turn those next to the grade school into government housing, just so Mahomet can do its fair share of helping out in this community of Champaign County. That is not why I moved out here. Walgreens is getting raped each day of products by shoplifters. The manager Jim at Schnucks and former IGA says they are getting destroyed by shoplifting problem and it is no secret that its us growing as fast as we are. I talked to the people of St. Joe, a small town, there are examples of what not to do and they don't want what has happened in Mahomet to happen to their town. Those people are watching from afar and can see how this town has blown up in population. I don't understand what the endgame is here with this Village. How many people are going to be enough for this town. How many people do you want to live

here, until we have to grow our police department, grow our fire department, grow everything to keep up with the people that are flooding here. It is ok to say no and to say we have enough. What are we going to tell our kids and our grandkids about how we were good stewards of this land. How we are going to take every piece of dirt/blade of grass and cover it with concrete. Why, because everyone wants to come here. I love the large yards. I love the sense of community but when you have duplexes and apartments, they aren't going to stay here. Of course they vote for the school bond, but they have no sense of community, they are just here to say they live in a safe community and when they move on, they move on down the road. What kind of condition are these apartment going to be in after the next 20 years of wear and tear. I know I'm a little upset right now talking to you but it is because I care about this community so much that it makes me sick. My next-door neighbor is a first responder with 3 kids. He is actually moving out of this community because of how hard it is to get around town, how everyone is coming here, how on a Tuesday at 10 o'clock traffic is insane. He is moving to a smaller community because this isn't the town he grew up in. He said he needs to go somewhere smaller with a slower pace and that is where I feel like I'm heading. I came here as a haven and I love this community. I felt safe here but the things that I have seen and the clip that we have grown makes me extremely uncomfortable and scared. For the Village Administration, I really hope you sit down with the school. I don't know if you and the school board are sitting down together and talking about how do we manage growth responsibly to where my dollar goes the longest way for this school district. I love teachers, I love this school and the community and I want nothing more than the very best and my future to be here but when we cram this town with duplexes and apartments and we wonder why are schools are jam packed are we honestly working together with the school board for the best possible outcome for this community. Are we doing the very best and why are other Villages looking at us say that is not what I want to do. If other Villages and people are looking this way then maybe we need to take a long hard look on why we are growing the way we are growing and like Tin Cup for an example. I loved that place growing up as a kid, do we need more duplexes. I would like to have more big yards like Oak Creek. The last piece of this is I sit in a squad room full of officers that live in this community, they aren't here, they have families, working overtime and being stressed to the max. Everyone of them that live here, I have approached them personally. They are not happy with the growth of this town and they are not happy with what is going on, they are not happy with the characters that are coming to this town. I implore you to slow down and think really hard about how we our zoning this town for the future for our young children. How are they going to look back on this time about how are town looks and is. Are they going to be proud to be from here or are they just going to look at more rows of siding, duplexes, and cranked people. I really appreciate your time and I didn't mean to come off as being scolding but I have literally bled for this community, physically and mentally, sleepless nights, everything for this community that I can give my heart and soul to. It may not come across or people may not think that way about me because I can come across as crass and harsh but I would do anything for anyone of you out there and so would any of my guys, but cops aren't happy and you have to think about that too. I appreciate your time.

Mr. DeAtley asked if there were any other public comments related to items that are not on the agenda and no one else came forward.

MINUTES: May 3, 2022

Mr. DeAtley stated if there were no corrections or clarifications to the draft minutes, he would entertain a motion.

Simeone moved to approve May 3, 2022 minutes as submitted. Schaefer seconded the motion. ROLL CALL. 4-0. Motion Passed.

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

Mr. DeAtley read through the public hearing procedure for those that wanted to speak to the public hearing.

Mr. DeAtley asked Abby Heckman to provide an overview of the case.

Abby Heckman presented information provided in the staff memo.

Mr. DeAtley asked the petitioner if he had anything else to add and no additional information was presented.

Mr. DeAtley stated we would move on to the public portion of the hearing and asked if there was anyone that wanted to come forward to speak.

Patrick Brown asked if there was a time limit for speakers.

Kelly Pfeifer asked how many people were interested in speaking and four people raised their hands.

Abby Heckman stated if something was said before you that you agree with you can just state that you agree if you want to.

Joe Chamley stated that it would be at the discretion of the chair to limit or ask folks not to repeat the same things over.

Mr. DeAtley stated that sounded reasonable. He asked anyone wanting to speak to come to the podium and state your name and address for the record.

John Johnson, 1917 E Meadowlake Mahomet, stated he works at Ace Hardware and agrees with everything the first man said. The planning in this Village is crazy and they are not discussing seriously with the school because the school board has a real problem. I hear a lot of conversations where I work and they are saying this is getting out of hand. The taxes are getting so high, especially for the older generation, that they can't afford to live here anymore. I have heard a lot of people say that if this referendum goes through, we are moving out of Mahomet. Is that what you want your Village to be known for. I have two sons and their families that live in this community so I get a lot of feedback from them also and I don't have any problem with quality growth but this is not a well established builder. I built homes in this community for 40 years, with Ironwood Homes for 10 years. I have gotten a lot of building permits here but I'm upset because those three story apartments on the hill and I have heard from several sources that there was a mistake made.

Mr. DeAtley stated I am going to interrupt you only to clarify two items. The purview of this commission has nothing to do with the aesthetics of that development.

John Johnson stated he knew that but I was told by someone in this room and I've also heard it from other sources that the Village made a mistake because that area out there by Middletown was supposed to be planned for elderly people. Instead we get these three story apartments that look like crap, open stairways that

you can see from miles away. The school board is going to have a real problem if the tax referendum doesn't pass. I have not decided, I have four grandkids that go to this district, and neither have either of my sons on whether they will vote for it.

Mr. DeAtley stated that the second clarification is that this commission has nothing to do with the school district and their ballot position, each of us have our own opinions and review projects that come before us for compliance.

John Johnson stated the Village Planner is not doing her job. She is not having a sincere conversation with the school board. That is not planning.

Mr. DeAtley stated that he is entitled to his opinion but ask that you would remain on the subject of this particular case so we can move forward.

John Johnson stated ok and had already mentioned one. He stated he doesn't have anything against the developer but I built homes for 40 years with a reputable company, a lot right here in Mahomet so I'm well aware of zoning and building permits and all of that. Part of the problem was for the area I mentioned was supposed to be for the elderly. Somehow somebody here allowed that contractor to build something that wasn't supposed to be there. I live in Meadowlake Subdivision so I'm outside of the Village but my two sons and their families live in the Village and the taxes are getting ridiculous. When I first built my house in Meadowlake Subdivision taxes were \$6,000. Now they are near \$12,000, double. So something has got to happen here to change the attitude of this Village board and the planner that is allowing crap to happen.

Brian Hannon, 1410 Woodberry Drive Mahomet, stated he had a question. In the outlined purple area are they asking to change the commercial zoned area to residential.

Abby Heckman answered yes.

Brian Hannon stated so they are wanting to do away with commercial zoning that produces revenue without students. That was my only questions, I was hoping it would be the other way around. More flexibility for more commercial growth along that corridor to help keep up from the problems that some of the other people have addressed as far as the lag between the schools and the revenue that is coming in.

Abby Heckman stated to clarify that the area outside of the purple would remain commercial which has roadway frontage.

Brian Hannon stated that commercial right up next to residential wouldn't be ideal but my point is that as residential development happens it needs to be supported by commercial development so that you don't end up as lopsided as we are needing 95 million dollars. That is my option as a commercial and residential real estate broker.

Danny Stites, 302 Fox Run Drive Mahomet, stated he is representing himself and also the Fox Run Homeowners Association. He asked the audience to raise their hand if they were part of the Fox Run Homeowners Association. He stated he is speaking on behalf of those directly adjacent to the project as well. He stated he was a mortgage lender for almost 20 years, done thousands of home loans and I never had a single client tell me that I wish they were building more zero-lot line homes in Mahomet. As far as I can tell, the qualifying basis of the request is on community need which is a tricky one because it is defined by who you ask and what they want. When zoning changes are requested, the Board must take into account many factors to make

complicated decisions because the impact it creates many years down the road can be very important. Mahomet is a rapidly changing landscape, and we are growing at a high rate and a progressive in this town will tell you we want growth which I agree with but too much growth can sink a town along with no growth at all. Schools, roads, police, fire, etc. organically grow along with it. If you look at the Village website today, you will see a green banner that brags that we have built 578 new dwellings since the start of 2017, like there is a grand prize for rapid growth out there. Our community is reaching a critical state, and thoughtfulness needs to be considered starting today on how we continue to grow this community moving forward. You all live here. I think we can all agree we need some growth and some housing but what that looks like is what we need to figure out. So when considering a zoning change, you should always consider a worst case scenario which is always why we revert to fear when we want a change to R2 and greater. The worst-case scenario for this community and how can we mitigate. I was always told when there was a big change in politics to follow the money to find the real motivation. Most developers lose money on development. They put all the money in upfront and they don't get a penny back until they sell all the lots and build houses which is why most developers tend to be builders because they make their money when they sell the lots and houses. This developer is neither of those things, developer or builder. He has never developed a project close to this scale and is also not a home builder. He is a real estate investor. He buys and flips properties or buys properties as rentals and has been very successful at it. He cowrote a book about it and how to get rich in real estate. The book is on Amazon. You can't knock him for being ambitious and successful, but it isn't this panel's job to help him make money. It is this panel's task to help our community make wise decisions on zoning that serve our citizens, the current citizens is who this panel serves not the ones that have yet to move here. Quentin will tell you he is just a hometown kid just trying to give back but take a quick look at his social media and you will quickly see he is 100 percent motivated by making money as aggressively as possible using real estate as the tool. If you don't have social media, you can pick up the News-Gazette, today's issue, and read in the article that he contributed to. I'm a banker so I ran the numbers on the current proposed area of the rezoning which includes 21 total lots based on this plat map showing where the lots will be. Currently 8 lots are R1B Single-Family and 13 R2 zero-lot homes, if he were to get the zoning changes and create the lots to sell to builders at \$50,000 each he would net approximately 1 million dollars from the sale of the lots based on 2022 average lot prices available through public record, which doesn't come close to covering the cost for the required infrastructure to finish the project. It would be a money loser. If he isn't a builder to sell houses, then how will he make money. If he sells the eight single family lots at \$50,000 and then build zero-lot units on the remaining lots, kept them and rented them, currently rental rates would bring in half a million dollars a year in rental income. He has not said he would do this but what you say and what you do can be very different given other developments in this community. There is nothing stopping him from doing that exact thing or anybody else that could buy them up as rental properties. Once it is zoned R2, there is no going back. Quentin is not a developer or builder, he is a landlord. We have to consider the worst-case scenario, the money shortfall I just mentioned has to make you wonder about the project's feasibility. If he had said he would build them all as attached rentals we wouldn't even be here because it wouldn't be considered. A rezoning was granted for senior housing because of community need to have something else built that didn't meet the need. Leaving us with more densely populated housing and preliminary plans that don't equal the original plan. They have turned down multi-family housing requests and put moratoriums in place. I ask that you do the same for this development and only allow R1 zoning and lots that match the homes in Fox Run.

Mr. DeAtley stated the surrounding property is C1 and C2 currently which allows a number of intense uses that could potentially be in your back yards. It has been my experience that the desire would be the lesser use of the zoning being requested which could be considered a positive change given the impact of a gas station or parking lots with lights. Could you or anyone else that plans to speak tonight could address that specifically.

Danny Stites stated that so what I heard you say is that you would be smart to take the lesser of two evils.

Mr. DeAtley stated he was asking you if you think that.

Danny Stites stated no, you said it would be smarter to take the lesser of two evils having multi-family housing instead of a gas station or other commercial development. He stated that Mr. DeAtley is correct that it is a very serious consideration because you could put in mini warehouses because it is zoned commercial, but we don't mind R1 Single-family housing development because it is what this community needs. It isn't what it can handle it is what it needs. It doesn't need R2 zoning. That is definitely a concern we discussed at our own board meeting a couple weeks ago. If not this, it could be something worse. It has been a topic of discussion. There are some other needs that could be filled by the commercial zoning. There are people working on an indoor sports complex for Mahomet and they need a place to put it, somewhere that is already designated as commercial and parks, recreation, green space.

Mr. Briney asked the petitioner if he would like to say anything to be fair at this point since there have been things said that may not have been complimentary.

Quentin McNew stated he doesn't need to be the best developer since he plans to find people that have the experience and strengths to do that, putting the right people together. I can partner with builders that have the experience. I looked at the campground as transient and liked the lower density residential adjacent to Fox Run. Instead of expanding the RV park that way, having newly built construction would be more desirable for the neighbors in that area given the current zoning. All of the builders he has talked to have done work in Champaign. I'm there long term and plan to leverage strengths I don't have.

Mr. Schaefer asked if he had given consideration to entirely R1.

Quentin McNew stated yes but I know that the land south of the Fox Run cul-de-sac was planned to be R1 already so it would be a different asset mix to have some attached single-family housing which is in demand right now. Pricing people out of the market didn't make sense to me. This location is the only opportunity for some entry level price points and having a buffer from the adjacent single-family in Fox Run.

Mr. Schaefer asked if the R2 units would be sold.

Quentin McNew stated it would depend on demand. The price per square foot is good in Mahomet because it is a good community. You can price buyers out with basements, so slabs have been looked at.

Lauren Stites, 302 Fox Run Drive Mahomet, the Village is currently asking for a \$100 million dollar referendum to help the massively over burdened school district and the Village Trustees already have a report in hand that many of the tenants in the densely populated housing that has been built in the Village in the last 5 years are not contributing to the schools population growth. Not sure who did the report but if you drive by the properties, you will see children everywhere. If it is correct or not, do we want to grow our community with more owners and tax payers that are not utilizing the schools who will not vote for this tax increase or future ones that will be needed for the schools and to support all this growth that our city planner loves so much. An influx of shifting mindset of the residents of this community with shift future elections and drastically change the way we grow and manage in the future. If you want to see how bad this looks in real life I challenge you to drive through Bolder Ridge Subdivision in Champaign especially the east side zoned R2 and tell me if that is what our community needs. It isn't. Our long standing community comprehensive plan that has been referenced several times in chats online between the Village officials and citizens. The future land use map shows the future land use for Tin Cup to be parks and green space. The thoughtfulness when this plan was created show that green

space and parks are important and still are important to this community for ecological, environmental, and community well being. For some reason the Village does not require this in new developments like in Champaign even though we are a rural community. The only way to have more open space is to disallow dense housing and allow green space between homes. On the land use map the Village is shown in 4 quadrants but all of the R2 zoning is happening in the same area. The Villages current ideology is that because there is already some R2 zoned area that more in that area is warranted, not needed, allowable because it matches some of the surrounding community. Equitability is sharing the housing density burden would be to distribute it through our the entire community and stop growing in the same area. The northeast quadrant already has a large trailer park, zero-lot neighborhoods, Section 8 units and low to moderate income housing. This new development will not help this community balance and will increase long term viability concerns based on socioeconomic divide. There is a rumor of a planned expansion of the Thornewood Subdivision, perhaps R2 should be planned for that project to help equitable distribution. I ask you take these facts into account when you make your decision and if you want to advance it at a later date then much more information would be needed so a thoughtful and community centric decision could be made. I would support a rezoning only to R1 zoning to match the existing neighboring homes and no R2. We need a full plat map, traffic study on Tin Cup Road, wastewater environment reports, Village plan for sidewalk all the way down Tin Cup Road to Lake of the Woods so our citizens and children can safely get to the park and proposed green space of some kind. We have to hold the Village accountable to do their part. An updated feasibility study for this development based on the Village as it stands today since we have seen such rapid growth in the last 5 years that confirms we need more dense housing, not could support as Kelly Pfeifer likes to say. Could support and need are not the same thing. She has stated more than once the Village and schools problems are not the same and are completely separate issues which is grossly oblivious. Lets grow out of need not greed.

Erin Kesler, 101 Fox Run Drive Mahomet, asked the developer for a clarification of the News-Gazette article which said there would be 22 lots for duplexes

Quentin McNew stated it would be 22 zero-lot attached single-family, like Willowbrook

Abby Heckman stated each unit could be sold separately.

Erin Kesler stated she wanted to voice concern about the rezoning request. Thank you to the Commission for your service to the community. I'm not here to simply oppose the development of Tin Cup. I have major concerns with R2 development for which Quentin is seeking approval and for the way it unfairly singles out my home. According to the News-Gazette article published today, he is planning to develop 8 detached single-family lots and 22 lots for attached homes. My home has been singled out as the only existing single-family home with duplexes next to it. The road is parallel to half of Fox Run Drive. She read from January 2022 minutes related to the preliminary discussion about this project. She read, any lots adjacent to an existing single-family lot should be single family and zero-lot or duplex homes should be toward the front of the development, from the minutes. The Commission advised the developer do some homework and then come back. I'm highlighting this because it is apparent to me that Quentin did not at all consider the Commissions thoughts in keeping the R2 development toward the front. I'm aware that R2 developments can be considered single-family homes but lets not pretend that these don't have the same density effects as duplexes. I expect as a single-family homeowner to see single-family homes next to my home. She made statements related to Facebook posts related to the project. His proposed plan does not reflect his stated understanding of property values. His proposal is not congruent with the adjacent neighborhood. Other R2 neighborhoods have their own outlet to Tin Cup Road and are not backing up to detached single-family homes and not traveling through an existing neighborhood. There are traffic concerns from parents with children playing nearby. R2 developments are attractive to landlords looking to create or expand their rental portfolio. Who's to say someone would buy

and just rent them with a constant rotation of people moving in and out. Minutes from the January PZC meeting were referenced. Stated complaint related to notification letter sent to surrounding properties. Comments from Facebook posts were referenced. Stated Village growth and school district growth should be wrapped together.

Danny Stites asked if properties annexed into the Village automatically default to R1.

Abby Heckman answered no.

Mr. DeAtley stated there is a chart which translates County zoning to Village zoning.

Kelly Pfeifer explained translation zoning in the Village Zoning Ordinance.

Mr. DeAtley explained rezoning process.

Danny Stites complained about the surrounding property notification process.

Kelly Pfeifer explained notification process.

Abby Heckman stated that contact information is included on the letter that is sent out and not one person contacted me related to this case.

Danny Stites accused Village staff of not responding to emails sent.

Kelly Pfeifer stated she is on email all the time and no email related to this case was received.

Abby Heckman also stated that no emails related to this case were received.

Mr. DeAtley stated that the role of the PZC is to review the requested based on Village Ordinances, Codes and plans that are before us. Our feelings don't get much use.

Erin Kesler asked if the commission is comfortable voting with so little information.

Peyton Judy, 103 Fox Run Drive Mahomet, asked what the plan was for the 20 year old pine trees that are lining the property.

Quentin McNew stated keeping the tree line was desirable for a green space buffer. He discussed the difference between the plan presented in January and the current plan.

Peyton Judy stated the stub street and Fox Run entrance is in bad shape.

Quentin McNew discussed the access and drainage to the development.

Lauren Stites stated a traffic study should be required.

Mr. DeAtley stated Village ordinance wouldn't require a traffic study.

Abby Heckman stated the land area would need to be much larger to require a traffic study.

Lauren Stites referred to the preliminary plan presented to the PZC in January.

Abby Heckman stated that preliminary plan has not been applied for or presented for consideration.

Jaime Byers, 104 S Lake of the Woods Road Mahomet, asked if the sidewalks in the area would be extended to the Lake of the Woods Park.

Patrick Brown stated there is property that is not in the Village along the route. He stated pricing is all over the board but it is the intention to make a sidewalk connection to the sidewalk on the north side of Tin Cup Road and fill in the gap in sidewalk along that side of the street to the park.

Kelly Pfeifer stated the Village Engineer intends to use the sections the Village does have control of to fill in those gaps.

Jaime Byers stated Tin Cup Road is a safety issue in the morning when the sun is coming up, you cannot see a person walking on that road. Asked what was meant by affordable housing.

Quentin McNew stated entry level housing, three bedroom and two bath, 1500 square feet.

Mr. DeAtley stated that all of the home details is speculation and that the issue tonight is zoning. He stated he would caution that intention and reality is different.

Jaime Byers made comments related to condos and challenges to purchasing condos.

Mr. DeAtley stated that people should not be talking out of turn.

Erin Kesler stated she had questions for the developer but didn't ask any questions and instead made comments related to comments previously made by the developer.

John Johnson made statements that he previously made and made comments related to price increases.

Mr. DeAtley stated this Commission does not address building supply pricing when reviewing a zoning change.

John Johnson stated you don't just issue a building permit to anyone that comes in and throws a plan on your desk and continued to talk about building prices and impacts to the school district.

Alejandra Hernandez, 203 Fox Run Drive Mahomet, stated she moved here from California in December 2020 and talked about why she moved to Mahomet. She stated she is seeing things similar to California and Chicago because of the rate things are building in this town. Made statements related to noise from the interstate and potholes in the streets, rentals, school population, not wanting people from Champaign to move here. She stated she is entitled as a taxpayer to maintain my community as it was when I bought my home.

Stephen Peters, 205 Fox Run Drive Mahomet, stated there needs to be confidence in the plan. Asked what is multi-family house as a proportion of total housing in Mahomet ten years ago and today. If this proposal is iffy then why make the change now. Asked about the price point for the homes to be built.

Quentin McNew stated that with supply chain issues it would very but it would be 250K plus.

Stephen Peters stated they would be rental properties and the size wouldn't attract young families.

Eric Stoecker, 206 Fox Run Drive Mahomet, stated the Fox Run covenants stated there can only be single-family homes and no one expected our roads would connect to multi-family housing.

Mr. DeAtley asked if there was anyone else that wanted to speak. Noone came forward.

Briney moved to close the public hearing for ZA2022-03. Someone seconded the motion. ROLL CALL. 4-0. Motion Passed.

Mr. DeAtley stated given that it is 8:39pm, the Commission would take a five (5) minute recess. All Commissioners agreed. Meeting recessed.

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

Mr. DeAtley called the meeting to order at 8:44pm and discussed process for the case.

Mr. Schaefer asked if the property was in a TIF or had any other tax incentives.

Kelly Pfeifer answered no, the property was not in a TIF district.

Mr. Schaefer asked if the case tonight was just to rezone the property.

Kelly Pfeifer stated that the case tonight was requesting a recommendation from the PZC to the Board of Trustees about rezoning the property to two (2) different zones, R-1B and R-2.

Kelly Pfeifer asked the Village Attorney if the PZC could consider any zoning that wasn't part of the request.

Joe Chamley answered that the PZC could only consider what was in front of them.

Mr. DeAtley stated the issue could also be tabled. He stated the PZC would go through the findings of fact before a decision was made.

Mr. Briney made a motion to table the case to the next meeting to allow community members to get and give input.

Joe Chamley talked through procedural issues with the PZC and the petitioner.

Mr. DeAtley asked if the petitioner had any other comments.

Quentin McNew stated that the change from R-2 to R-1B next to the first home in Fox Run made sense, so it is all single-family next to Fox Run.

The PZC and the petitioner discussed the change.

Joe Chamley stated any change would require a new application.

Abby Heckman stated there would be time to readvertise for a new public hearing in July if the petitioner makes a new application.

Kelly Pfeifer went over the legal descriptions provided on the draft resolution.

Abby Heckman went over the different areas that the legal descriptions covered.

Kelly Pfeifer and Quentin McNew went through the different zoning areas.

Mr. Briney stated he didn't think it was fair to put the petitioner on the spot.

Briney moved to table ZA2022-03 until the next PZC meeting. Schaefer seconded the motion. ROLL CALL. 3-1. DeAtley voted no. Motion Passed.

COMMISSIONER / STAFF COMMENTS: NEXT PZC MEETING – JULY 5, 2022

Mr. DeAtley asked for clarification about the Land Use Map.

Kelly Pfeifer stated the map was one (1) component of the Comprehensive Plan.

The PZC and staff talked about the Comprehensive Plan Land Use Map.

Abby Heckman clarified that the land under zoning consideration was not part of the original Fox Run Subdivision and roadways were stubbed to adjacent properties to connect the roadway grid in the future.

Kelly Heckman stated the rezoned area would not be part of Fox Run Subdivision.

Mr. DeAtley asked for clarification about the land that was mentioned as senior housing northeast of the roundabout.

Patrick Brown stated that land was zoned R-3, the petitioner had an option to buy the land which was a company that does rental senior housing, apartments and cottages. They applied for some grants through the State but was unable to secure the funding, so the owner of the property decided to develop the property into the townhomes you see there today. The Village did a moratorium and made some changes to our zoning ordinance that would help prevent that happening in the future.

Mr. DeAtley went over the allowed and conditional uses in the R-2 district. He encouraged people to look to see what uses are allowed in the commercial districts that are there now.

Abby Heckman stated that the Village uses zoning as a buffer between different zoning. We try to transition zoning, so you don't have commercial next to a residential property. That is why a lot of times you will see more

dense residential between lower density residential and commercial uses or some other type of use that is not compatible.

Mr. DeAtley stated that the duplexes that many people stated that no one would buy, I was very close to purchasing one a few years ago.

Abby Heckman stated that someone mentioned condos, in this case, a common lot line dwelling would be two (2) separate lots with the common property line splitting the center of the duplex building. It would not be a condo situation if the land and the house were sold as one(1). They have a party wall.

Kelly Pfeifer stated from the outside person, they look like a duplex structure, but there is a lot line that separates it into one(1) piece of land and one(1) building. It is considered a single-family home. They can be condo-ed but most people don't do that.

Abby Heckman stated staff knows that condos are challenging for the financing reasons mentioned.

Mr. DeAtley asked if there were other agenda items expected for the July meeting.

Kelly Pfeifer stated no other items are expected for the July meeting.

Abby Heckman asked if anyone would not be at the July meeting.

Mr. Briney stated he could not be there in person.

Kelly Pfeifer stated if there wasn't a quorum for July then the case would be moved to the August meeting. The continued case would not have another public hearing unless there was a change to the request.

Abby Heckman stated that if the rezoning legal description changed that would be the only way people would be renotified.

Ms. Simeone stated that the public hearing was closed so the public wouldn't be able to speak.

Erin Kesler stated that she took the continuance as allowing them to gather and present more information but that isn't what will happen.

Kelly Pfeifer stated that it doesn't preclude from sending comments and questions to staff and staff would provide those to the PZC through an updated memo.

Mr. Briney stated whatever happens here would eventually go to the Board and you can attend the Board meeting because they are the ones with the final say.

Abby Heckman stated they could submit comments to Board too.

Kelly Pfeifer stated Facebook comments don't get sent on.

Abby Heckman stated they needed to be submitted in writing.

Ms. Simeone asked for clarification on the staff recommendation.

Kelly Pfeifer stated staff evaluates the request on the same criteria, plans and policy as the PZC does but makes the recommendation before the public hearing comments.

Ms. Simeone asked if the Board can override what the PZC says.

Kelly Pfeifer stated yes.

Patrick Brown stated the PZC just makes a recommendation, the Board makes the decision on the request.

ADJOURN:

Briney moved to adjourn the meeting. Simeone seconded the motion. ROLL CALL. 4-0. The meeting was adjourned at 9:15 pm.

Respectfully,
Abby Heckman, Planner