



Plan and Zoning Commission
6:00 p.m. Tuesday, May 7, 2024
Village of Mahomet - Administrative Office

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT: The Commission welcomes your input on any matter not on the agenda during the public comment portion of the meeting. If you wish to participate in the public comment portion of the meeting, you must attend in person at the Village Administration Building, sign the attendance/oath sheet, and state your legal name for the public record. Public comment is accepted for a maximum of 30 minutes at each meeting. There is a five (5) minute time limit for your remarks. The Chairperson reserves the right to shorten the five-minute limit for any reason to progress through the agenda, or if there are several individuals wishing to speak. Please be aware that the Public Body is not required to respond to your remarks during their meeting.

4. MINUTES: March 5, 2024
 April 2, 2024 (Draft not included - to be provided at the meeting)

5. PUBLIC HEARINGS:

ZA2022-04: TIN CUP MANAGEMENT LLC (QUENTIN MCNEW)
A RESOLUTION CONCERNING A REZONING FOR 7.35± ACRES OF LAND FROM R-1B SINGLE-FAMILY RESIDENTIAL AND R-1C SINGLE-FAMILY RESIDENTIAL DISTRICTS TO R-1C 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. RESOLUTION(S) and MOTION(S) (TO BE ACTED UPON):

ZA2022-04: TIN CUP MANAGEMENT LLC (QUENTIN MCNEW)
A RESOLUTION CONCERNING A REZONING FOR 7.35± ACRES OF LAND FROM R-1B SINGLE-FAMILY RESIDENTIAL AND R-1C SINGLE-FAMILY RESIDENTIAL DISTRICTS TO R-1C 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 – Tuesday June 4, 2024

8. ADJOURN

PLAN AND ZONING COMMISSION
MEETING MINUTES - DRAFT
March 5, 2024

CALL TO ORDER: The meeting was called to order at 6:01pm on Tuesday March 5, 2024.

ROLL CALL:

Members Present: Steve Briney, Bob Buchanan, Mike Buzicky, Chad Graham and Mandi Simeone

Members Absent: Robert DeAtley and Philip Schaefer

Others Present: Village Planner Abby Heckman.

Abby Heckman stated the chair would not be at the meeting and that a nomination for an acting chair is needed.

Simeone moved to make Mr. Buchanan the acting chair for the meeting. Buzicky seconded the motion. ROLL CALL. 5-0. Motion Passed.

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

RESOLUTIONS and MOTIONS (TO BE ACTED UPON):

ZA2024-01: 2024 OFFICIAL ZONING MAP

A RESOLUTION CONCERNING APPROVAL AND PUBLICATION OF THE 2024 OFFICIAL ZONING MAP

Abby Heckman presented information from the staff memo.

Mr. Buzicky asked if the map includes properties that are pre-annexation.

Abby Heckman stated no, only properties that have been annexed into the Village are shown on the zoning map.

Mr. Buzicky asked why only part of the Lake of the Woods County Park is within the Village limits.

Abby Heckman stated the area known as Buffalo Trace was part of a subdivision that was adjacent to the Village limits and therefore was brought into the Village at the time of subdivision. The Village could approach the forest preserve district about annexing the part of the park that is currently not in the Village which would make the map clearer. There would no longer be a hole in the map but stated law related to annexation recognizes forest preserve property as a skip not a hinderance to annexation. There is a Forest Preserve zoning district in the Village Zoning Ordinance that was created specifically for forest preserve properties.

Simeone moved to approve and adopt the 2024 Zoning Map as presented. Briney seconded the motion. ROLL CALL. 5-0. Motion Passed.

BE IT THEREFORE RESOLVED this 5th day of March, 2024 by the Plan and Zoning Commission of the Village of Mahomet, Illinois, that:

1. The Plan and Zoning Commission does hereby recommend the Board of Trustees **approve** and **adopt** the map, entitled, "2024 Official Zoning Map - Village of Mahomet, Illinois", pursuant to Chapter 65, division 5, Section 11-13-19 of the Illinois Municipal Code (65 ILCS 5/11-13-19) as the Official Zoning Map of the Village of Mahomet.

2. The Plan and Zoning Commission does hereby recommend that Board of Trustees direct that the Official Zoning Map be published and made available to the public, as required by statute.

MINUTES: January 2, 2024

Briney moved to approve the January 2, 2024 minutes with the minor correction as stated. Buzicky seconded the motion. ROLL CALL. 4-0-1. Buchanan abstained. Motion Passed.

COMMISSIONER / STAFF COMMENTS: NEXT PZC MEETING – Tuesday April 2, 2024

Abby Heckman stated there will be three (3) cases for the meeting in April. Please plan to attend.

ADJOURN:

Simeone moved to adjourn the meeting. Buchanan seconded the motion. ROLL CALL. 5-0. The meeting was adjourned at 6:13pm.

Respectfully,
Abby Heckman, Village Planner

DRAFT



**Plan and Zoning Commission
Staff Report
Meeting May 7, 2024**

FROM: Abby Heckman, Village Planner
Community Development Department

PROJECT: Rezoning – ZA2024-04

PETITIONER: Tin Cup Village 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 May 7, 2024 at 6:00pm. 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 April 20, 2024. 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.

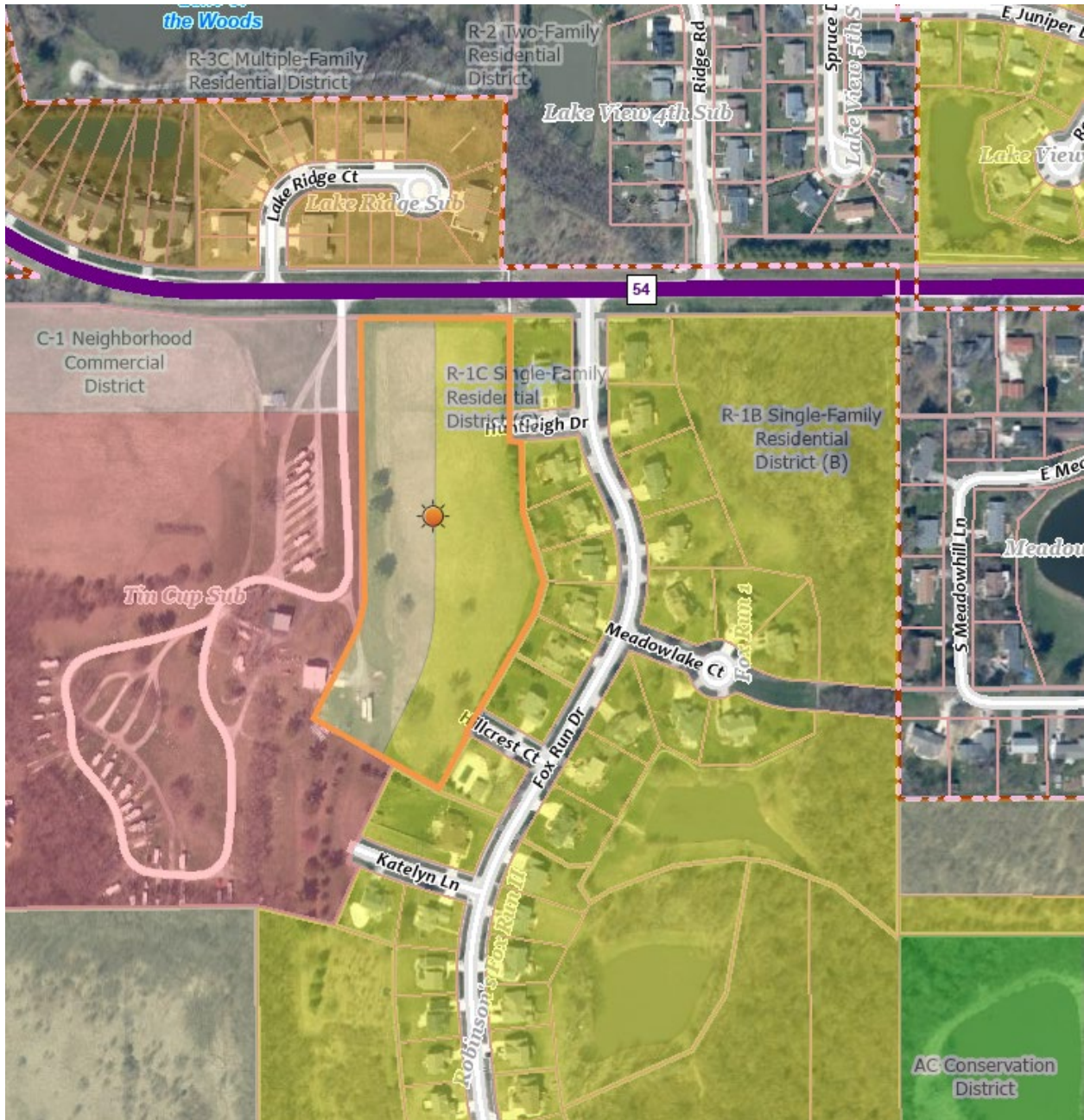
**REQUESTED ACTION: PUBLIC HEARING
RECOMMENDATION TO BOARD OF TRUSTEES (BOT)**

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 7.35± acres. Current zoning on the subject property is R-1B Single-Family Residential (3.98AC) and R-1C Single-Family Residential (3.36AC) districts. The proposed zoning is R-1C Single-Family Residential (3.98AC) and R-2 Two-Family Residential (3.36AC) districts.

BACKGROUND: The subject property was annexed into the Village in two (2) parts in June 1995 and April 2019. Village Staff approved a two (2) lot minor subdivision which created one (1) development lot with all of the subject rezoning land area and one (1) lot with the campground use. A preliminary plat showing 22 detached single-family residential lots for the subject property was approved in August 2022. No development of the subdivision has commenced therefore the preliminary plat would need to be reapproved as the approval is no longer valid. A rezoning from C-1 and C-2 to R-1B and R-1C was granted by the BOT in August 2022 (BOT Ord. 22-08-01)

SITE LOCATION / DETAILS: The subject property is Lot 102 of Tin Cup Subdivision and is directly east of the existing Tin Cup Campground 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 with both attached and detached single-family dwellings along the west boundary of Fox Run Subdivision

between the existing campground use and the single-family residential subdivision. The attached subdivision exhibit is just for information and is not for approval consideration with this rezoning. There are assumed waivers shown on the subdivision plat exhibit that would need assessed and approved through a future plat approval process in order to develop in the way that is shown. The exhibit indicates 13 single-family detached and 20 attached for 33 total single-family dwellings.



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, provides 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	R-1B Single-Family Residential and R-1C Single-Family Residential
North	Residential - Lake Ridge Subdivision	R-2 Two-Family Residential
South	Commercial - Tin Cup Campground Residential - Fox Run Subdivision	C-2 General Commercial R-1B Single-Family Residential
East	Residential - Fox Run Subdivision	R-1B Single-Family Residential
West	Commercial - Tin Cup Campground	C-1 Neighborhood Commercial and C-2 General Commercial

CONFORMANCE TO ZONING ORDINANCE: The intent of the R-1C zoning district is to provide for detached single-family dwellings on medium sized lots and may serve as a transitional area between more intensive residential uses and less intensive single-family residential uses. The intent of the R-2 zoning district is to provide for attached single-family dwellings (common lot line homes) and two-family dwellings with related accessory uses 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-1C and R-2 residential zoning classifications. The applicant has requested R-2 zoning adjacent to the Tin Cup Campground to allow the attached single-family homes to act as buffer / transition zoning between the detached single-family homes to the east and the commercial use to the west as detached single-family uses adjacent to commercial would be less desirable.

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. The previously approved preliminary plat addressed water and sanitary sewer expansion. SVPWD approved the preliminary plat at its July 18, 2022 meeting indicating its intent to serve the land/lots when platted. When an updated subdivision is filed, SVPWD will be notified per Village requirements.

STREETS AND SIDEWALKS: Sidewalks exist adjacent to the frontage of this subject property. Tin Cup Road is not a Village street. The County Highway Commissioner received the plat as a part of the previously approved preliminary plat. A new roadway intersection with Tin Cup Road is possible to serve this subdivision but no private residential driveways will be permitted onto Tin Cup Road.

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

This request for rezoning is being brought by the developer. The PZC should consider information in this staff report, supporting documents, any testimony from the public and the petitioner along with the findings of fact questions on the draft resolution. 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) Zoning Exhibit
- B) Subdivision Exhibit (concept only)
- C) Draft Resolution
- D) Application

REZONING EXHIBIT

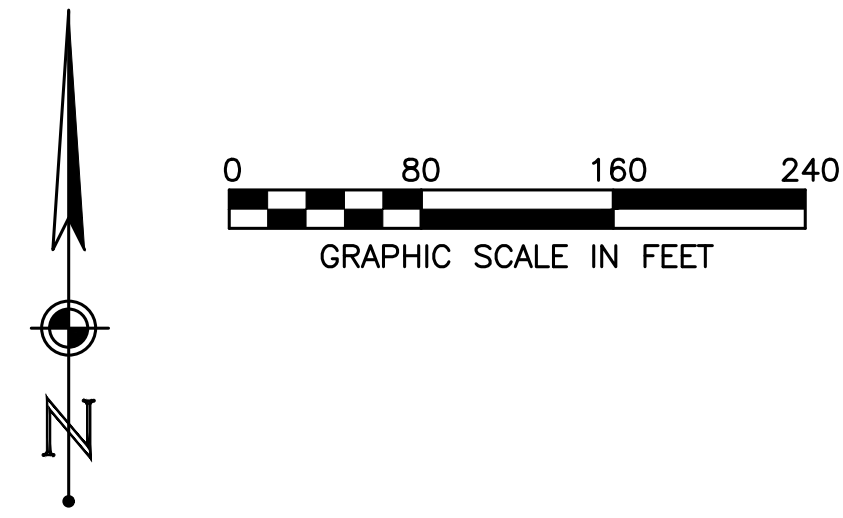
LOT 102 OF TIN CUP SUBDIVISION

MAHOMET, CHAMPAIGN COUNTY, ILLINOIS

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

REZONE AREA FROM R-1B: SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-1C: SINGLE-FAMILY RESIDENTIAL DISTRICT

REZONE AREA FROM R-1C: SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-2: TWO-FAMILY RESIDENTIAL 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

COMMONS OUTLOT 1

TIN CUP ROAD (COUNTY HIGHWAY 54)

C-1: NEIGHBORHOOD COMMERCIAL DISTRICT

R-1B: SINGLE-FAMILY RESIDENTIAL DISTRICT

TIN CUP SUBDIVISION

LOT 101

LOT 102

C-2: GENERAL COMMERCIAL DISTRICT

MEADOWLAKE COURT

R-1B: SINGLE-FAMILY RESIDENTIAL DISTRICT

SOUTHERLY LINE OF LOT 102 OF TIN SUB SUBDIVISION

KATLEYN LANE

R-1A: SINGLE-FAMILY RESIDENTIAL DISTRICT

R-1B: SINGLE-FAMILY RESIDENTIAL DISTRICT

REPLAT OF LOT 4 OF SHREEVES FIRST SUBDIVISION

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

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.

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

WESTERLY LINE OF LOT 102 OF TIN SUB SUBDIVISION

LIMITS OF REZONING REQUEST

SOUTH R.O.W. LINE OF COUNTY HIGHWAY 54 (TIN CUP ROAD)
NORTH LINE OF TIN SUB SUBDIVISION

POINT OF BEGINNING NORTHWEST CORNER OF LOT 102 OF TIN SUB SUBDIVISION

POINT OF BEGINNING NORTHEAST CORNER OF LOT 102 OF TIN SUB SUBDIVISION

FOX RUN I

LOT 1

EASTERLY LINE OF LOT 102 OF TIN SUB SUBDIVISION

LOT 26

HUNTLEIGH DRIVE

LOT 25

REPLAT OF

LOT 24

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EXHIBIT

TIN CUP EAST FIRST SUBDIVISION

MAHOMET, CHAMPAIGN COUNTY, ILLINOIS

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

LEGAL DESCRIPTION:

LOT 102 OF TIN CUP SUBDIVISION PER PLAT RECORDED AS DOCUMENT NUMBER 2022R19946 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE.

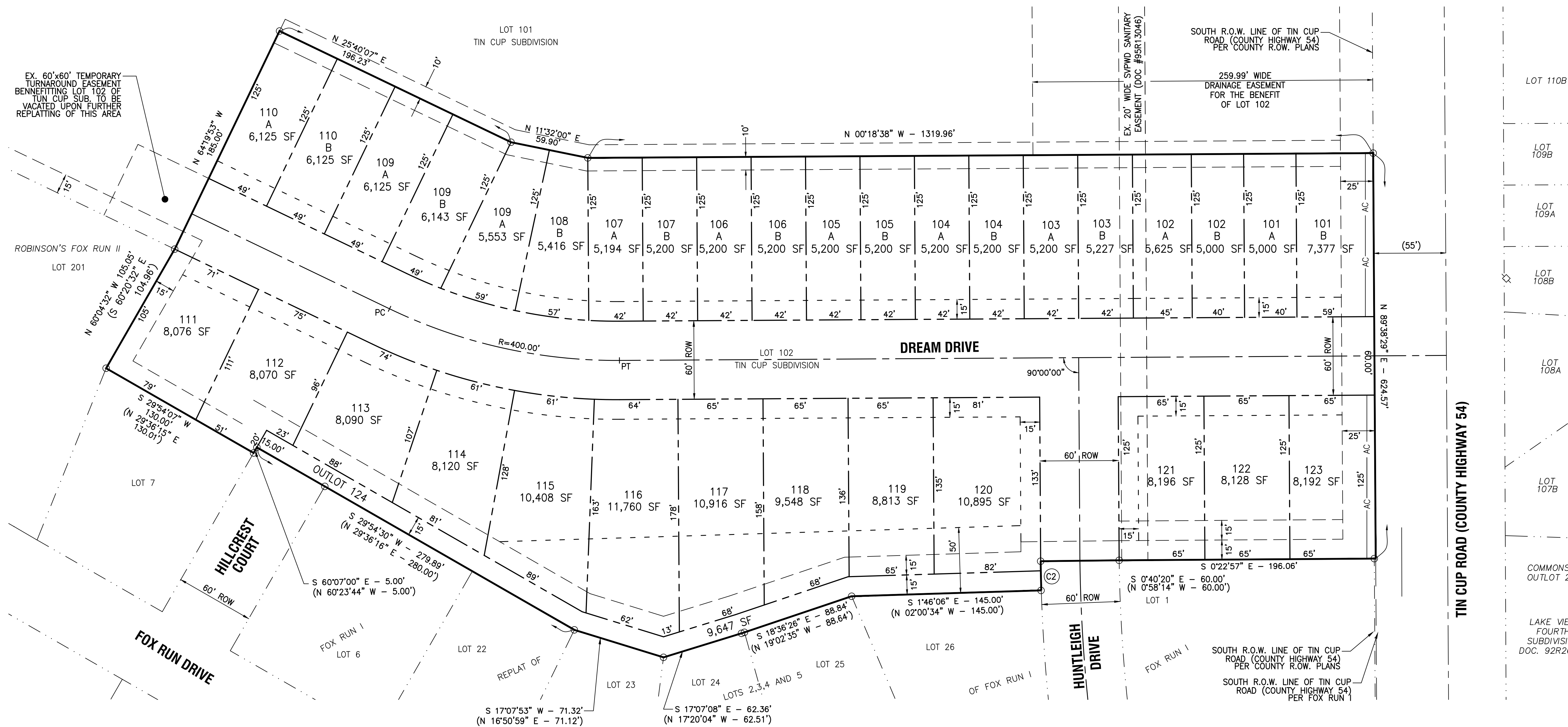
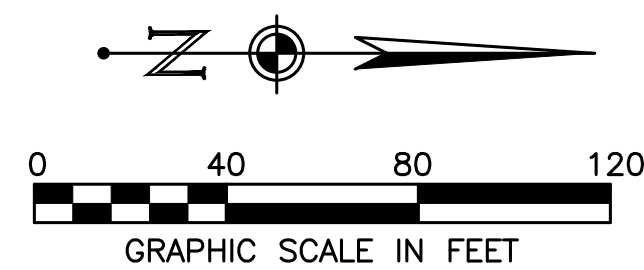
OWNER / SUBDIVIDER:

TIN CUP MANAGEMENT, LLC
 QUENTIN D. MCNEW
 1715 TIN CUP ROAD
 MAHOMET, IL 61853
 (217) 552-4062

ENGINEER/SURVEYOR:

BKB ENGINEERING, INC.
 301 N. NEIL ST., SUITE 400
 CHAMPAIGN, IL 61820
 (217) 531-2971 OFFICE
 (217) 531-2211 FAX

- LEGEND**
- AC — VEHICLE ACCESS CONTROL
 - BOUNDARY OF PLAT
 - PROPOSED LOT LINE
 - - - EXISTING LOT LINE
 - BUILDING SETBACK LINE
 - - - EXISTING PUBLIC UTILITY AND DRAINAGE EASEMENT LINE
 - - - PROPOSED DRAINAGE & PUBLIC EASEMENT (UNLESS NOTED OTHERWISE)
 - CENTERLINE
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - (N 00°00'00" E 100.00') RECORD BEARING / DIMENSION



RESOLUTION FOR PLAN AND ZONING COMMISSION

Concerning Amending the Zoning Classification for 7.35± acres of land located at 1715 Tin Cup Road from R-1B Single-Family Residential and R-1C Single-Family Residential districts to R-1C 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 Village LLC, has requested a zoning map amendment for the subject property from R-1B Single-Family Residential and R-1C Single-Family Residential districts to R-1C 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:

R-1B to R-1C

BEGINNING AT THE NORTHEAST CORNER OF LOT 102 OF TIN CUP SUBDIVISION PER PLAT RECORDED AS DOCUMENT NUMBER 2022R19946 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE SOUTH 0°22'57" EAST ALONG THE EASTERLY LINE OF SAID LOT 102 FOR A DISTANCE OF 194.99 FEET; THENCE SOUTH 0°40'20" EAST CONTINUING ALONG SAID EASTERLY LINE OF LOT 102 FOR A DISTANCE OF 60.00 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE OF LOT 102, 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; THENCE SOUTH 1°46'06" EAST CONTINUING ALONG SAID EASTERLY LINE OF LOT 102 FOR A DISTANCE OF 145.00 FEET; THENCE SOUTH 18°36'26" EAST CONTINUING ALONG SAID EASTERLY LINE OF LOT 102 FOR A DISTANCE OF 88.84 FEET; THENCE SOUTH 17°07'08" EAST CONTINUING ALONG SAID EASTERLY LINE OF LOT 102 FOR A DISTANCE OF 62.36 FEET; THENCE SOUTH 17°07'53" WEST CONTINUING ALONG SAID EASTERLY LINE OF LOT 102 FOR A DISTANCE OF 71.32 FEET; THENCE SOUTH 29°54'30" WEST CONTINUING ALONG SAID EASTERLY LINE OF LOT 102 FOR A DISTANCE OF 279.89 FEET; THENCE SOUTH 60°07'00" EAST CONTINUING ALONG SAID EASTERLY LINE OF LOT 102 FOR A DISTANCE OF 5.00 FEET; THENCE SOUTH 29°54'07" WEST CONTINUING ALONG SAID EASTERLY LINE OF LOT 102 FOR A DISTANCE OF 130.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 102 OF TIN CUP SUBDIVISION; THENCE NORTH 60°04'32" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 102 FOR A DISTANCE OF 105.05 FEET; THENCE NORTH 64°19'53" WEST CONTINUING ALONG SAID SOUTHERLY LINE OF LOT 102 FOR A DISTANCE OF 30.00 FEET; THENCE NORTH 25°40'07" EAST FOR A DISTANCE OF 167.75 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 577.00 FEET TO THE NORTH LINE OF SAID LOT 102; THENCE NORTH 0°20'50" WEST FOR A DISTANCE OF 55.00 FEET TO THE CENTERLINE OF CHAMPAIGN COUNTY HIGHWAY 54 (TIN CUP ROAD); THENCE NORTH 89°38'29" EAST ALONG SAID CENTERLINE OF CHAMPAIGN COUNTY HIGHWAY 54 (TIN CUP ROAD) FOR A DISTANCE OF 138.04 FEET; THENCE NORTH 0°21'31" 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°38'29" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF CHAMPAIGN COUNTY HIGHWAY 54 (TIN CUP ROAD) FOR A DISTANCE OF 16.91 FEET; THENCE SOUTH 0°22'57" EAST FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.987 ACRES, MORE OR LESS.

R-1C to R-2

BEGINNING AT THE NORTHWEST CORNER OF LOT 102 OF TIN CUP SUBDIVISION PER PLAT RECORDED AS DOCUMENT NUMBER 2022R19946 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE NORTH 0°20'50" WEST FOR A DISTANCE OF 55.00 FEET TO THE CENTERLINE OF CHAMPAIGN COUNTY HIGHWAY 54 (TIN CUP ROAD); THENCE NORTH 89°38'29" EAST ALONG SAID CENTERLINE OF CHAMPAIGN COUNTY HIGHWAY 54 (TIN CUP ROAD) FOR A DISTANCE OF 155.00 FEET; THENCE SOUTH 0°20'50" EAST FOR A DISTANCE OF 55.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CHAMPAIGN COUNTY HIGHWAY 54 (TIN CUP ROAD); THENCE SOUTH 0°20'50" EAST FOR A DISTANCE OF 577.00 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 167.75 FEET TO THE SOUTHERLY LINE OF SAID LOT 102; THENCE NORTH 64°19'53" WEST CONTINUING ALONG SAID SOUTHERLY LINE OF SAID LOT 102 FOR A DISTANCE OF 155.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 102; THENCE NORTH 25°40'07" EAST ALONG THE WESTERLY LINE OF SAID LOT 102 FOR A DISTANCE OF 196.23 FEET; THENCE NORTH 11°32'00" EAST CONTINUING ALONG SAID WESTERLY LINE OF LOT 102 FOR A DISTANCE OF 59.90 FEET; THENCE NORTH 0°20'50" WEST CONTINUING ALONG SAID WESTERLY LINE OF LOT 102 FOR A DISTANCE OF 600.22 FEET TO THE POINT OF BEGINNING, CONTAINING 3.366 ACRES, MORE OR LESS.

WHEREAS, a Public Hearing concerning the proposed rezoning was held on May 7, 2024 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 May, 2024 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 from Sangamon Valley Public Water District, subject to its construction standards.

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 R-1B Single-Family Residential and R-1C Single-Family Residential districts to R-1C Single-Family Residential and R-2 Two-Family Residential districts.

Chair, Plan and Zoning Commission
Village of Mahomet, Illinois

Case Name: ZA2024-04

**REQUEST FOR ZONING AMENDMENT
VILLAGE OF MAHOMET**

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Filed: 04/05/2024 Date of Hearing: 05/07/2024

Date of Published Notice: 04/20/2024 Newspaper: News-Gazette

Fee Paid – Receipt No.: ck#823 Amount: \$300.00 Date: 04//05/2024
Legal A Cost: \$339.20

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: _____

ZONING AMENDMENT

DATA ON APPLICANT AND OWNER

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

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

Property Interest of Applicant: Owner / Developer
(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): 302,473

Tax Parcel Number: 15-13-14-282-002

Legal Description: (or attach legal description) See Attached

LAND USE AND ZONING

Present Zoning: R-1B and R-1C

Proposed Zoning: R-1C 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>

Case Name: _____

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 the new R-1C and R-2 districts to be placed between the adjacent R-1B and C-1/C-2 districts. The new zoning districts will act as a transision between these two disparate districts. The requests represents this locations highest and best use.

2. Other circumstances which justify the Amendment (Explain Fully): The adjacent commerical zoning to the west makes this location less desirable to single family home

buyers. The R-2 district will allow these lots / homes to be purchased at a 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 residential subdivision construction will begin as soon 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.

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, commerical and residential developments have all occured in the general area surrounding the subject tract.

Case Name: _____

ZONING AMENDMENT

7. Would the proposed change create an isolated district unrelated to adjacent land use or zoning?
Yes _____ No Elaborate: The proposed R-2 matches the existing R-2 located on the north side of Tin Cup Road.

The proposed R-1C allows for a transition from the R-1B district in the east with the higher impacts uses to the west.

8. Can the owner of the property realize an economic benefit from uses in accordance with existing zoning? Yes No _____ Elaborate: _____

Although the subject tract could be potentially be developed under the current zoning, the high development costs make it economically difficult.

9. Are there other sites available already zoned for the proposed use? Yes _____ No Elaborate: _____

Undeveloped R-1C and 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 No _____ (Application will not be processed without the required drawing)

B) Additional exhibits submitted by applicants: A subdivision concept plan utilizing the proposed zoning is also attached.

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) Applicant

Date

(Signature) Owner

Date