



**Plan and Zoning Commission  
7:00 p.m. Tuesday, August 2, 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 August 2, 2022 or by email submission to Abby Heckman, [aheckman@mahomet-il.gov](mailto:aheckman@mahomet-il.gov) no later than 4:30 pm on August 2, 2022 to ensure placement of such comments in the official record of the meeting. PUBLIC COMMENT NOT PERMITTED VIA VIDEO OR AUDIO.
- 4. MINUTES:** JUNE 7, 2022
- 5. PUBLIC HEARING(S):**  
CU2022-03: JODI AND ADAM KIMBALL  
A RESOLUTION CONCERNING A CONDITIONAL USE PERMIT TO ALLOW AN INDOOR / OUTDOOR SELF-STORAGE FACILITY WITH SUPPLEMENTAL ACCESSORY COMMERCIAL USES ON 0.97± ACRES OF LAND ZONED C-2 GENERAL COMMERCIAL LOCATED ON THE SOUTH SIDE OF CLARK STREET AT THE INTERSECTION WITH PRAIRIEVIEW ROAD, COMMONLY KNOWN AS 809 S PRAIRIEVIEW ROAD, FORMERLY THE HIDEAWAY RESTAURANT

ZA2022-04: TIN CUP MANAGEMENT LLC (QUENTIN MCNEW)

A RESOLUTION CONCERNING A REZONING FOR 7.35± ACRES OF LAND FROM C-1 NEIGHBORHOOD COMMERCIAL AND C-2 GENERAL COMMERCIAL DISTRICTS TO R-1B SINGLE-FAMILY RESIDENTIAL AND R-1C SINGLE-FAMILY RESIDENTIAL DISTRICTS LOCATED ON THE SOUTH SIDE OF TIN CUP ROAD APPROXIMATELY 1,300 FEET EAST OF THE TIN CUP ROAD AND LAKE OF THE WOODS ROAD INTERSECTION, COMMONLY KNOWN AS 1715 TIN CUP ROAD

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

CU2022-03: JODI AND ADAM KIMBALL

A RESOLUTION CONCERNING A CONDITIONAL USE PERMIT TO ALLOW AN INDOOR / OUTDOOR SELF-STORAGE FACILITY WITH SUPPLEMENTAL ACCESSORY COMMERCIAL USES ON 0.97± ACRES OF LAND ZONED C-2 GENERAL COMMERCIAL LOCATED ON THE SOUTH SIDE OF CLARK STREET AT THE INTERSECTION WITH PRAIRIEVIEW ROAD, COMMONLY KNOWN AS 809 S PRAIRIEVIEW ROAD, FORMERLY THE HIDEAWAY RESTAURANT

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MAP2022-01: TIN CUP EAST FIRST SUBDIVISION (PRELIMINARY PLAT)

A RESOLUTION CONCERNING A PRELIMINARY PLAT ON 6.94± ACRES OF LAND LOCATED ON THE SOUTH SIDE OF TIN CUP ROAD APPROXIMATELY 1,300 FEET EAST OF THE TIN CUP ROAD AND LAKE OF THE WOODS ROAD INTERSECTION, COMMONLY KNOWN AS 1715 TIN CUP ROAD

**7. COMMISSIONER / STAFF COMMENTS:**

NEXT PZC MEETING – SEPTEMBER 6, 2022

**8. ADJOURN**

PLAN AND ZONING COMMISSION  
MEETING MINUTES - DRAFT  
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 how 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 hear 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 it's far 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 our 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 are 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.

Someone 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 option 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. Simeone 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



**Plan and Zoning Commission  
Staff Report  
Meeting August 2, 2022**

**FROM:** Abby Heckman, Planner  
Kelly Pfeifer, Community Development Director and Village Planner

**PROJECT:** CU2022-03 - CONDITIONAL USE PERMIT  
809 S Prairieview Rd (future address 2013 Clark St.)

**PETITIONER:** Adam and Jodi Kimball (property owner)

**REQUESTED ACTION:** The petitioner has requested consideration of a conditional use permit to allow indoor self-storage, outdoor self-storage, and supplemental accessory commercial uses. The proposed primary use requires a conditional use permit in the C-2 zoning district and multiple uses on one parcel also require a permit (152.031(B)(12) and (13)).

**PUBLIC HEARING / PROCEDURAL ISSUES:** The Zoning Ordinance requires the Plan and Zoning Commission (PZC) to hold a public hearing upon request for a Conditional Use permit. The public hearing is scheduled for the August 2, 2022 PZC meeting. Public notice was published in the Mahomet Citizen on July 17, 2022. Courtesy notice letters were sent to neighbors via USPS. The PZC acts in an advisory role to the Board of Trustees regarding conditional use requests. Excerpt from the Village's zoning ordinance follows:

**§ 152.121 REQUIREMENTS FOR CONDITIONAL USES.**

*(A) The Plan and Zoning Commission shall make a recommendation to the Board of Trustees for or against the proposed conditional use, and may also recommend additional conditions and requirements as are appropriate or necessary for the protection of public health, safety and welfare and to carry out the purposes of this chapter, including, but not limited to, the following:*

- (1) Regulate the location, extent and intensity of the uses;*
- (2) Require adherence to an approved site plan;*
- (3) Require landscaping and the screening of those uses by means of fences, walls or vegetation;*
- (4) Stipulate required minimum lot sizes, minimum yards and maximum height of buildings and structures;*
- (5) Regulate vehicular access and volume and the design and location of parking and loading areas and structures;*
- (6) Require conformance to health, safety and sanitation requirements as necessary;*
- (7) Regulate signs and outdoor lighting; and*
- (8) Any other conditions deemed necessary to effect the purposes of this chapter.*

*(B) The Board of Trustees may impose any conditions or requirements, including but not limited to those recommended by the Plan and Zoning Commission, which it deems appropriate or necessary in order to accomplish the purposes of this chapter. The Board of Trustees may vary the terms of area, height, yard and other development regulations for conditional uses to carry out the purposes of this chapter. A conditional use authorized by the Board of Trustees shall be subject to*

*all the development regulations applicable to permitted uses in the district in which it is located, unless other regulations are specifically stated in the conditional use permit.*

**LOCATION / SITE DESCRIPTION:** The site is located on the west side of Prairieview Road between Clark St and the westbound ramp of I-74 and is made up of two (2) existing buildable lots totaling 0.97± acres of land zoned C-2 General Commercial District. The land area includes two (2) lots known as Borchers Subdivision lot 1 and Borchers Subdivision Replat lot 101. Borchers Subdivision lot 1 contains the existing commercial building and associated parking. Borchers Subdivision Replat lot 101 contains an existing parking lot (western three (3) rows of parking) which formerly supported overflow parking for the commercial use on Borchers Subdivision lot 1.

**LAND USE AND ZONING:**

Direction	Current Land Use	Current Zoning
On-Site	Parking lot and commercial building	C-2 General Commercial District
North	Vacant Gas Station Future Flex Warehousing	R-1A Single-Family Residential C-2 General Commercial
South	Residential	County B-3 Highway Business
East	Farmland	C-2 General Commercial District
West	Mini – Self Service Storage	C-2 General Commercial District

The Zoning Ordinance requires a conditional use permit for mixed uses and self-service or mini warehousing in the C-2 district. The site is fully developed with concrete parking lots and a commercial building that was once used as a restaurant. The existing building has been gutted including the kitchen. New partial walls have been installed in anticipation of the use. Currently, the rear parking lot has large vehicles, RVs and boats parked. While uses that include the sale of such vehicles and equipment would be permitted by right (permitted use), the intended use is for outdoor self-storage and as such a conditional use permit is appropriate.

*C-2 General Commercial - 152.031 (A) Permitted Uses*

- (28) Used or new car, trailer or boat sales or storage lot;*
- (34) Automobile/vehicle sales building/lot;*
- (42) Automobile parking lot, storage lot or parking garage;*
- (B) Conditional Uses*
  - (12) Mixed-use;*
  - (13) Self-service storage or mini-warehouse facility;*

**PUBLIC WATER AND SANITARY SEWER FACILITIES:** Sangamon Valley Public Water District serves this building with water and sanitary sewer.

**AVAILABILITY OF PUBLIC UTILITIES:** Public utilities exist to the site and are in the area.

**STREET ACCESS / TRAFFIC:** Three (3) vehicular access approaches exist to this site from Clark Street. An unnamed interstate frontage road exists along the east side of the site. The site has no direct access to the unnamed frontage road or Prairieview Road. The petitioner intends to utilize the existing entrances on Clark Street. Recently, concrete was poured along the southern façade of the building to connect the western and eastern parking lots. A neighbor complaint made staff aware of the changes to the concrete and site circulation.

The petitioner desires truck unloading at the southern façade to remove the need to back up trucks into the parking lot. The neighbor was contacted by the petitioner concerning this circulation change. No site construction plans have been submitted or reviewed by staff related to pavement changes.

**STORMWATER MANAGEMENT:** The site was developed while in County jurisdiction, but with Village involvement. The stormwater was managed through the subdivision process overseen by the Village. No significant changes are intended to warrant reconstruction under new ordinances. Stormwater is actively leaving the site in underground storm sewers under the Clark Street right of way moving westerly to the subdivision detention basin west of the Bulldog Self-Storage facility.

**POLICE AND FIRE PROTECTION:** The Village of Mahomet Police Department currently provides police protection to this site which is approximately 2.7 miles from the police station. This property is within the Cornbelt Fire Protection District and is approximately 2.6 miles from the Main Street fire station.

**CONFORMANCE TO COMPREHENSIVE PLAN:** The Comprehensive Plan designates this site as part of the Northeast Mahomet functional framework area which encourages commercial development along Prairieview Road in proximity to the interstate interchange. The Comprehensive Plan Future Land Use Map designates this area for Corridor Commercial land uses. Corridor Commercial uses are characterized by auto-oriented development that caters to nearby residents as well as motorists passing through the Village. Corridor Commercial areas are best suited to accommodate more intense development and mid- to large-scale commercial users. The proposed land uses are consistent with the recommended future uses in the area.

**SUITABILITY OF PROPOSED CONDITIONAL USE:** This site is located “in front” of two self-storage developments -one (1) under construction and one (1) existing since 2002. Though mini storage is not the highest and best use of a commercial site at an interstate location with visibility on a County Highway, the building and site have been vacant and unused for more than decade. The use as interior storage units could be viewed as temporary enabling the site to return to a permitted use in the future given little fit out investment.

The front (eastern) parking lot is currently a permitted accessory use to the building containing 22 spaces total spaces, including three (3) handicapped spaces. Parking requirements for the proposed primary use would be based on the building size and requires one (1) space for each 300 SF of building area. The applicant has indicated the building area is 7,600 SF which means 26 spaces are required. There are existing parking spaces adjacent to the building on the west/back side. For full compliance, at least four (4) of the spaces to the west of the building would be required to meet minimum ordinance parking requirements. The applicant intends to use the existing western three rows of parking for outdoor vehicle storage.

The petitioner is not requesting the use of the eastern/ front parking lot for outdoor storage, but for visitor/ renter parking as needed. However, given its high traffic volume frontage, the petitioner would like to use the eastern parking lot for supplemental short or long term business uses such as a Twice the Ice facility, electric car charging stations, pop up farmers’ market, or food trucks. Village ordinances require that each use on a property is evaluated independently for parking space requirements and then the total required spaces are calculated from the total use space.

Conditional use permit provides some flexibility in this method provided onsite parking is sufficient for all intended uses and adjacent streets are not impacted.

**§ 152.106 RULES FOR COMPUTING.**

*In computing the number of required off-street parking spaces, the following rules shall apply.*

*(A) FLOOR AREA shall mean the gross floor area of the specified use, excluding any floor or portion thereof used for parking, as herein defined.*

*(B) Where fractional spaces result, the parking spaces required shall be the nearest whole number.*

*(C) In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.*

**STANDARDS FOR CONDITIONAL USES:** The standards set forth below may be assured through the imposition of specific conditions for the Conditional Use Permit. The Mahomet Zoning ordinance states in §152.120 C that Conditional uses must be planned in such a manner to assure that:

- 1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.*
- 2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values with the neighborhood.*
- 3. The establishment on the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*
- 4. Adequate utilities access roads, drainage and/or other necessary facilities will be provided.*
- 5. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
- 6. The conditional use shall, in all respects, conform to the applicable regulations of the district in which it is located and the Board shall find that this is a public necessity.*

**STAFF DISCUSSION / ANALYSIS:**

This application for conditional use was received after an onsite evaluation of the property initiated by a complaint from the adjacent property owner. The petitioner allowed the Village building inspector, Ken Buchanan, and Planning Director, Kelly Pfeifer to tour the building. The petitioner was advised that the changes to the building required a building permit for a “fit out” and an accompanying architect sealed set of plans primarily for verification of life safety review and ADA compliance. However, the intended use is not permitted use in C-2 zoning without a conditional use permit approval. Therefore a building permit cannot be issued for the fit out work done until proper use approvals are obtained.

While the ordinance makes no distinction of outside access versus inside access mini warehousing or storage, the conditional use permit process should take into account the difference. With inside access self storage, the use can be hidden from public view – provided the outside of the building is not finished with faux doors. Visual impact of exterior storage should be taken into consideration.

The applicant has submitted an interior building plan showing layout and signage information. No other updated site plan information has been submitted by the applicant. Two (2) of the site plans attached are old plans provided from previous development of the site and one (1) plan includes the Clark Street roadway changes for the Kimball Subdivision development on the north side of Clark Street.

#### **PARKING AND LOT REQUIREMENTS**

The current building and site are generally grandfathered for a restaurant use. However, with the change of use, and more particularly one (1) that requires a conditional use permit, current ordinance requirements should be considered, such as parking lot trees and landscape buffering. The owner has removed the mature trees along the east of the building, yet they were not within the parking lot. Three (3) interior parking lot trees are required based on the minimum required parking spaces for the storage use. A landscaping plan has not been submitted by the applicant. The Village has not yet established design and landscaping requirements along major street corridors. Prairieview Road is one such corridor for which standards will be established.

The number of parking spaces is more than sufficient for the intended self storage use. Use of the parking spaces nearest the unnamed frontage road for other business uses would likely not be problematic. However, if uses are placed within the eastern row of parking spaces, parking could spill over to the frontage road and be used by attendees unless access from the frontage road is blocked as to encourage parking elsewhere. Staff recommends a continuous and densely planted landscape bed between the sidewalk and the parking lot to deter parking along the frontage road.

If food truck use is permitted, to avoid conflicts with entering and exiting customer vehicles, food trucks may need to be limited to parking on the southern half of the eastern parking lot.

#### **SIGNAGE**

The current sign structure on the property is located within the site visibility triangle and should be required to be removed as part of this conditional use. It was considered non-conforming when annexed and subsequently has been abandoned. Current ordinances would cause the sign to be removed anyway but a clear condition of compliance within the adopted resolution would provide assurance and clarity. The petitioner has submitted a rendering of proposed freestanding and wall signage, which are attached. Both appear to be compliant with Village signage requirements. Staff recommends an approval condition with the attached sign renderings and freestanding sign location map.

This property does qualify for interstate-oriented signage. As the primary use does not serve interstate travelers, the conditional use can and should prohibit such signage.

<i>Freeway-Oriented Signs</i>				
<i>Districts Permitted</i>	<i>Maximum Number Permitted</i>	<i>Maximum Area of Sign</i>	<i>Maximum Height</i>	<i>Location of Sign</i>
C-1	Not permitted	-	-	-
C-2 C-3	One sign per location-eligible business	220 square feet per face with a maximum number of faces being limited to two per sign.	80 feet (all signage shall be positioned on the structure such that the lowest point of any sign face shall be at not less than 50 feet above ground)	Limited to on-premises uses only. Must be located within 600 feet of the right-of-way of an Interstate highway and more than 150 feet from any residential zoning district (in residential use), school, park, church, hospital or nursing home.
I-1 I-2				

**VILLAGE STAFF RECOMMENDATION:** The Conditional Use Permit process allows the Village to establish site-specific conditions upon a particular use to assure that the use does not adversely impact the neighborhood. The Plan and Zoning Commission will need to consider what conditions, if any, should be a part of the conditional use permit. Village staff analysis of submitted materials and discussions with the petitioner lead to the suggested conditions below. However, the PZC should consider any public hearing testimony and the testimony of the petitioner and direct staff to modify conditions as needed. A draft resolution is prepared and attached with the recommended conditions as stated below:

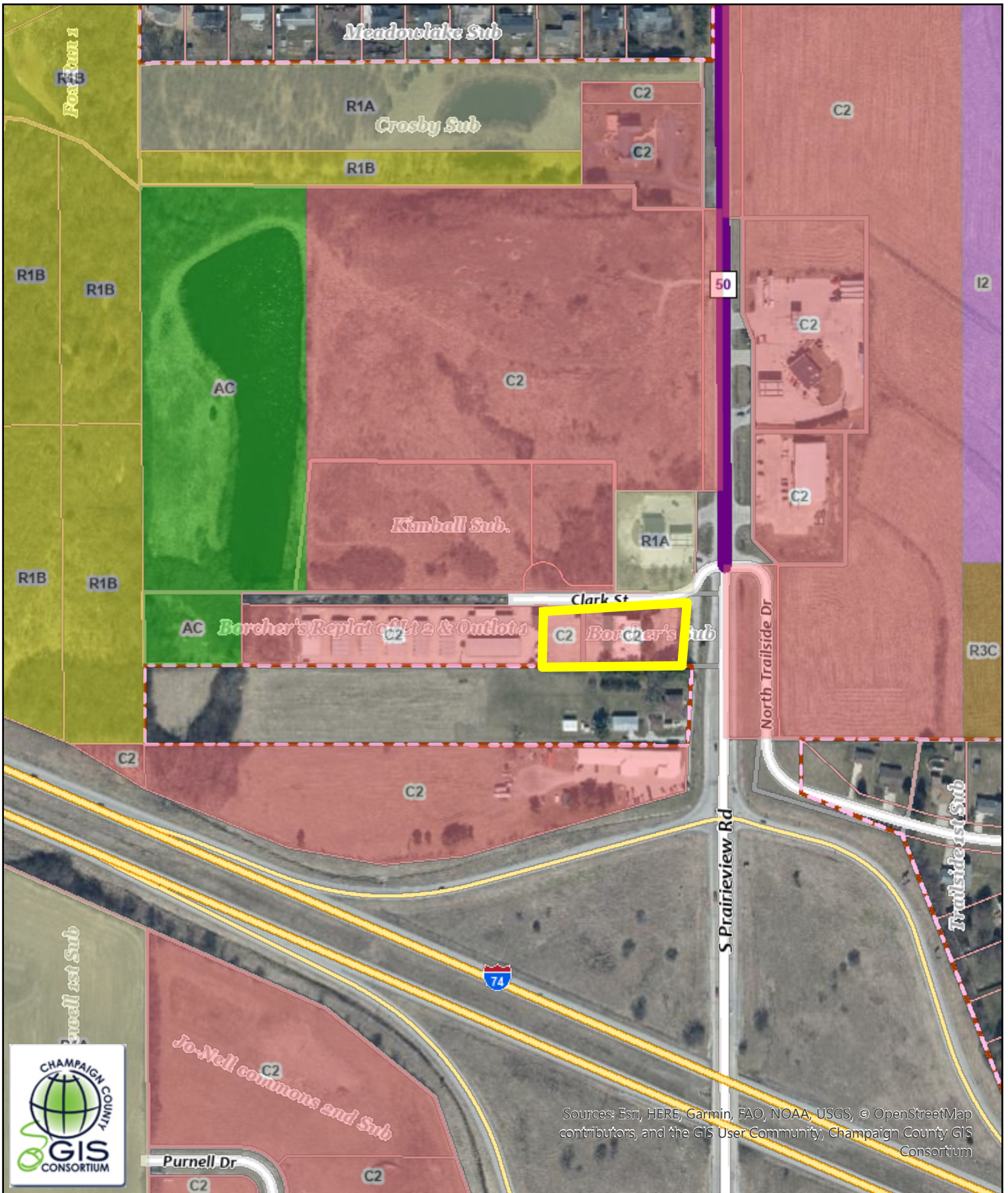
1. Storage must be limited to the inside of the existing building and exterior storage limited to licensed/registered vehicles or licensed/registered towable vehicles located on the west lot land area (Borchers Subdivision Replat lot 101).
2. No storage of semi-truck or trailers over 47 feet long.
3. No water/electric connections permitted to any stored RV units.
4. Rear/west parking lot (Borchers Subdivision Replat lot 101) must be fully publicly accessible from Clark Street with no entry gates or barriers to assure Clark street remains unencumbered by stalled, entering and exiting traffic unless the fence system is configured so there is an on-site holding lane of at least 60 feet from the right of way line. Any fencing/gate installation must obtain a building permit prior to installation.
5. Building must have appropriate ADA access and routing from parking lots. Plans must be sealed by an architect and/or engineer and submitted for review with the building permit application for the interior building changes.
6. The outside of the facility cannot be painted with false storage doors. Exterior walls and trim work will remain in neutral and earthy colors. Each wall/facade must be one color and trim the same or a second color. The four facades do not need to be the same.
7. Wall signs must comply with Village ordinances, but no signage is permitted on the southern side of the building facing the existing residentially used property.
8. The existing free standing, ground mounted sign structure must be removed/moved from the site visibility triangle.
9. One freestanding sign is permitted along the east side frontage provided it complies with the standard freestanding sign requirements and no interstate-oriented sign is permitted. No structure other than a support post is permitted within the visibility triangle.
10. Lighting must be fully shielded or dark sky compliant and comply with any other related Village ordinances.

11. One way arrows must be painted on the southern access route with a supplemental “one way” or “do not enter” sign. A site circulation plan must be submitted for review and approval by Village staff. Parking lot marking and signage must be installed prior to a building Occupancy permit being issued for the interior fit out.
12. A privacy fence of at least six (6) feet in height must be installed and maintained along the southern property line of lot 1 of Borchers Subdivision from the southeast corner of the front/east parking lot to the southwest corner of the building, a distance of approximately 140 feet.
13. All activities must be carried out in accordance with the appropriate Village, State, and Federal permits and rules and regulations. Any conflicts between the permit applications and the Site Plan must be resolved with the appropriate agencies.
14. The site must comply with all applicable provisions of the Zoning Ordinance.

**ATTACHMENTS:**

- 1) Property Aerial / Zoning Map
- 2) Application
- 3) Plan – Borchers Subdivision (1997)
- 4) Plan – Borchers Replat Subdivision (2002-2003)
- 5) Plan – Kimball Subdivision (presented to PZC Dec 2021)
- 6) Draft Resolution

# CU2022-03 Hideaway Storage



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

This map application was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGIS), or other CCGIS member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this application is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this application and information contained herein. The use of this application constitutes acknowledgement of this disclaimer.



**REQUEST FOR CONDITIONAL USE  
VILLAGE OF MAHOMET**

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**DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY**

Date Filed: 07/14/2022 Date of Hearing: 08/02/2022

Date of Published Notice: 07/17/2022 Newspaper: News-Gazette

Fee Paid – Receipt No.: ck#1788 Amount: \$500.00 Date: 07/15/2022

Legal ad: \$116.00

Comments (indicate other actions such as continuances): \_\_\_\_\_

Action by Board on Request: \_\_\_\_\_

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**NOTICE TO APPLICANTS**

1. A Conditional Use Permit is a Zoning adjustment which permits a change in district requirements and which permits uses not normally allowed by strict application of the ordinance. The Village of Mahomet may impose any conditions of acceptance which it deems to be in the best interests of the community, to which the applicant must abide. Those conditions may include compliance to a site development plan.
2. No Conditional Use Permit will be granted which would adversely affect surrounding property or the general neighborhood. All Conditional Uses must be in harmony with the intent and purpose of the Zoning Ordinance.
3. There will be no refund of application fee for any Conditional Use Permit not granted or withdrawn.
4. No incomplete applications will be acted upon.
5. Granting a Conditional Use Permit 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 in as timely a manner as is reasonably possible.

**DATE ON APPLICANT AND OWNERS**      **217 306 6271 phone****Adam and Jodi Kimball 1103 Farm**  
**Lake Drive Mahomet IL 61853**      (Owner, Contract Purchaser/Agent, etc.)**ADDRESS, AND DESCRIPTION OF PROPERTY**Address: 809 Prairieview Road Mahomet IL 61853Width of Lot: 137'      Length of Lot: 315'      Lot Area (Square feet): 43,155Tax Parcel Number: 15-13-13-306-003 and 15-13-13-306-004Legal Description (or attach legal description): See attached**LAND USE AND ZONING**Present Zoning: C-2Present Land Use: CommercialProposed Land Use: Commercial Use – Self Storage

	Surrounding Zoning	Surrounding Land Use
North	<u>C-2</u>	<u>Commercial and Storage/Flex Space</u>
South	<u>C-2</u>	<u>House with outbuilding and acreage</u>
East	<u>road</u>	<u>road</u>
West	<u>C-2</u>	<u>Storage</u>

**REASONS FOR REQUEST FOR CONDITIONAL USE PERMIT**

NOTE: The Following questions must be answered completely. If additional space is needed, attach extra pages to the application. Before answering, read the **Notice to Applicants** attached.

- 1. Describe in detail the purposed conditional use being requested.

In Zoning C-2, Storage Facilities are allowed but required a conditional use permit. this particular building is temperature controlled inside units.

- 2. Are there other sites available for the proposed use? Explain.  
No not to my knowledge

- 3. What circumstances justify the need for the proposed use at this location? Elaborate.

There is additional need in the community for temperature controlled storage. There is currently a waitlist and all units are full in an hour radius. The building set for 15 years for sale and for lease. The building is set up well for inside temperature controlled self storage units. Will allow for improvements to this building that has been sitting for so long.

- 4. Does any violation of the Village of Mahomet Zoning Ordinance exist on the property at the present time? Yes\_\_\_\_\_No\_\_\_\_\_ If yes, how?

- 5. Is the subject property planned to be improved? Yes yes No\_\_\_\_\_

When? 2022

What improvements are planned? Inside self storage units

- 6. Will the grant of conditional use in the form requested be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance? Elaborate.

Yes, neighboring use is similar

7. Have there been major land use changes since zoning was applied in 1963 i.e. new expressway, new dam, etc? Elaborate.

Yes, commercial and residential developments have occurred since 1963 in the general area surrounding the subject tract.

8. Would the proposed change create an isolated use unrelated to adjacent land use or zoning? Explain.

NO

9. Can the owner of the property realize an economic benefit from permitted uses in accordance with existing zoning? Elaborate.

Although several permissive uses in the C-2 district could provide a potential economic benefit, the highest and best use of this tract is the proposed inside self storage.

10. Are there other sites available already zoned for the proposed use? Elaborate.

No

11. Additional comments by the Applicant: Love you

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**SKETCH PLAN**

1. Is there a scaled plot plan attached that indicates the location of the premises and the nature of the site? Yes yes No \_\_\_\_\_ (Application will not be processed without the required drawing)

2. Additional exhibits submitted by Applicant: \_\_\_\_\_

---

---

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.

*Adam Kimball 7/13/2022*

*Jodi Kimball 7/13/2022*

\_\_\_\_\_  
(Signature) Applicant

\_\_\_\_\_  
Date

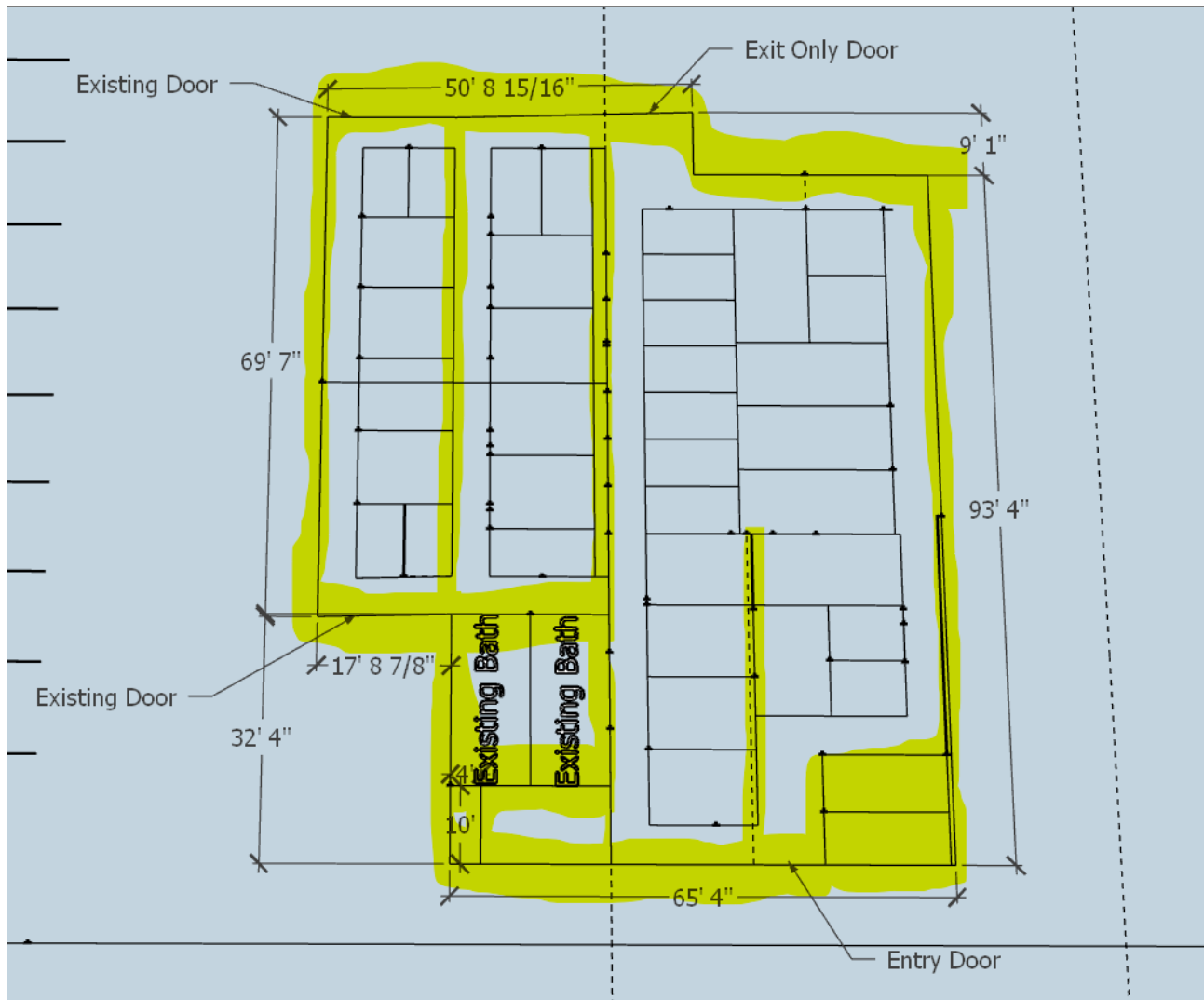
\_\_\_\_\_  
(Signature) Owner

\_\_\_\_\_  
Date

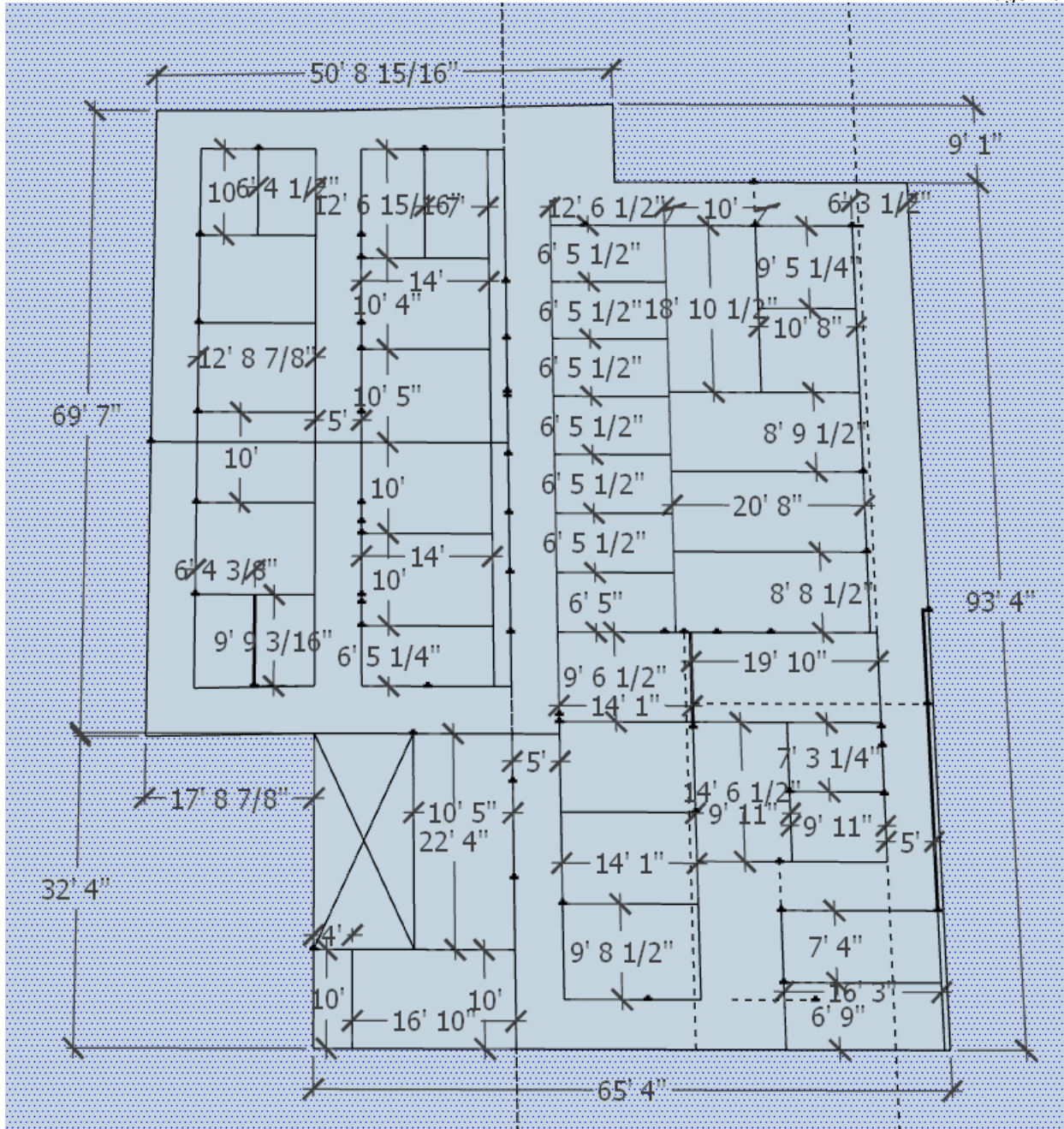
Below are drawings of interior temperature controlled self-storage units

Yellow is existing Walls

Non Yellow lines are new non loading 9' walls with open ceilings for ventilation. Wire mesh on ceilings for security.



Dimensional drawing below.



Pictures of as built interior conditions





Exterior

Back (West) lot to be used for outside storage

Front (East) lot will be used for auxillary services like Twice the Ice machine or Electric Vehicle Charging Stations

South - drive will go thru – We have an agreement with neighbor to put up a privacy fence along the property line to alleviate their concerns

North side no changes

East side landscaping between existing parking and building we will be adding landscaping per new ordinances to comply.

Signage for "Hideaway Self Storage" will be added to the building like rending attached from Signarama

Lighting will be compliant with ordinances

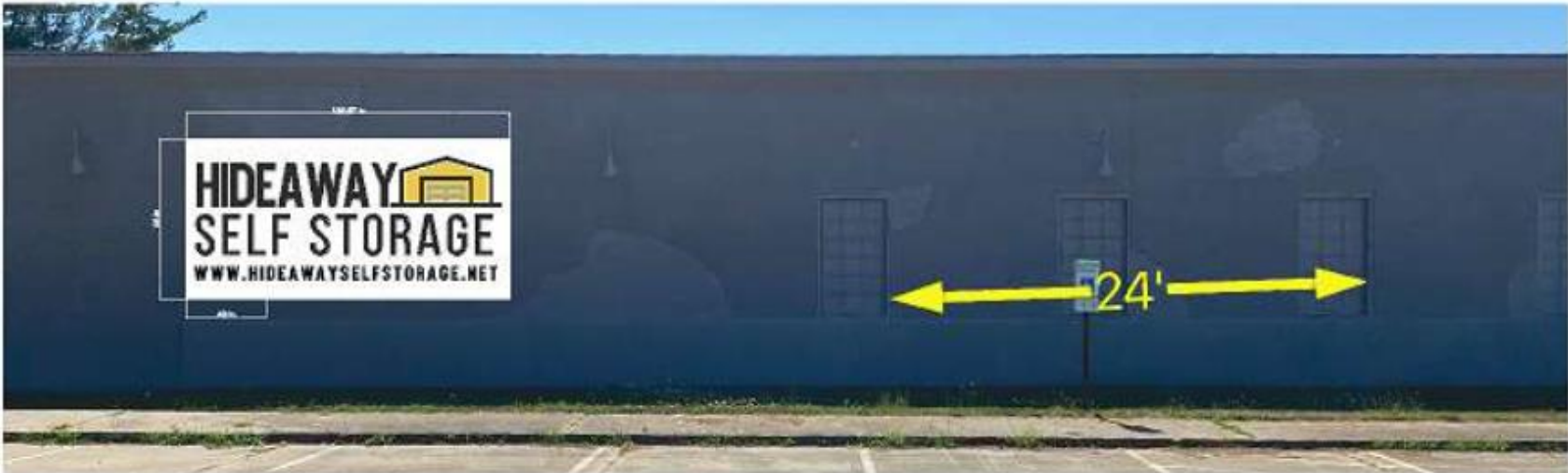
Architect will be reviewing the plan to ensure compliance and will submit a sealed drawing and we will comply with any items they recommend.

Save



DATE/TIME/PROOF	JOB/PROJECT	CUSTOMER INFO
Current Date: Current Time:	Company: Comments:	Name: Phone: Fax: E-mail:
<b>PROOF#</b>		
File Name:		
Directory Name:		

DESCRIPTION
JOB DESCRIPTION, MATERIALS, ETC.



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**50% DEPOSIT DUE AT TIME OF ORDER** (full amount if under \$100), balance due upon time of installation or pick up. **I HAVE READ AND AGREE TO ALL TERMS. INITIAL \_\_\_\_\_**

39 E Marketview, Champaign, IL 61820  
 Phone: 217-607-5950  
 Email: [champaign@signarama.com](mailto:champaign@signarama.com)

I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF WORK TO BE PERFORMED & APPROVE THIS PROJECT TO BEGIN:

**CUSTOMER APPROVAL SIGNED BY:** \_\_\_\_\_  
 PRINT: \_\_\_\_\_ DATE: \_\_\_\_\_

**LANDLORD APPROVAL SIGNED BY:** \_\_\_\_\_  
 PRINT: \_\_\_\_\_ DATE: \_\_\_\_\_

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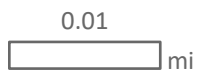
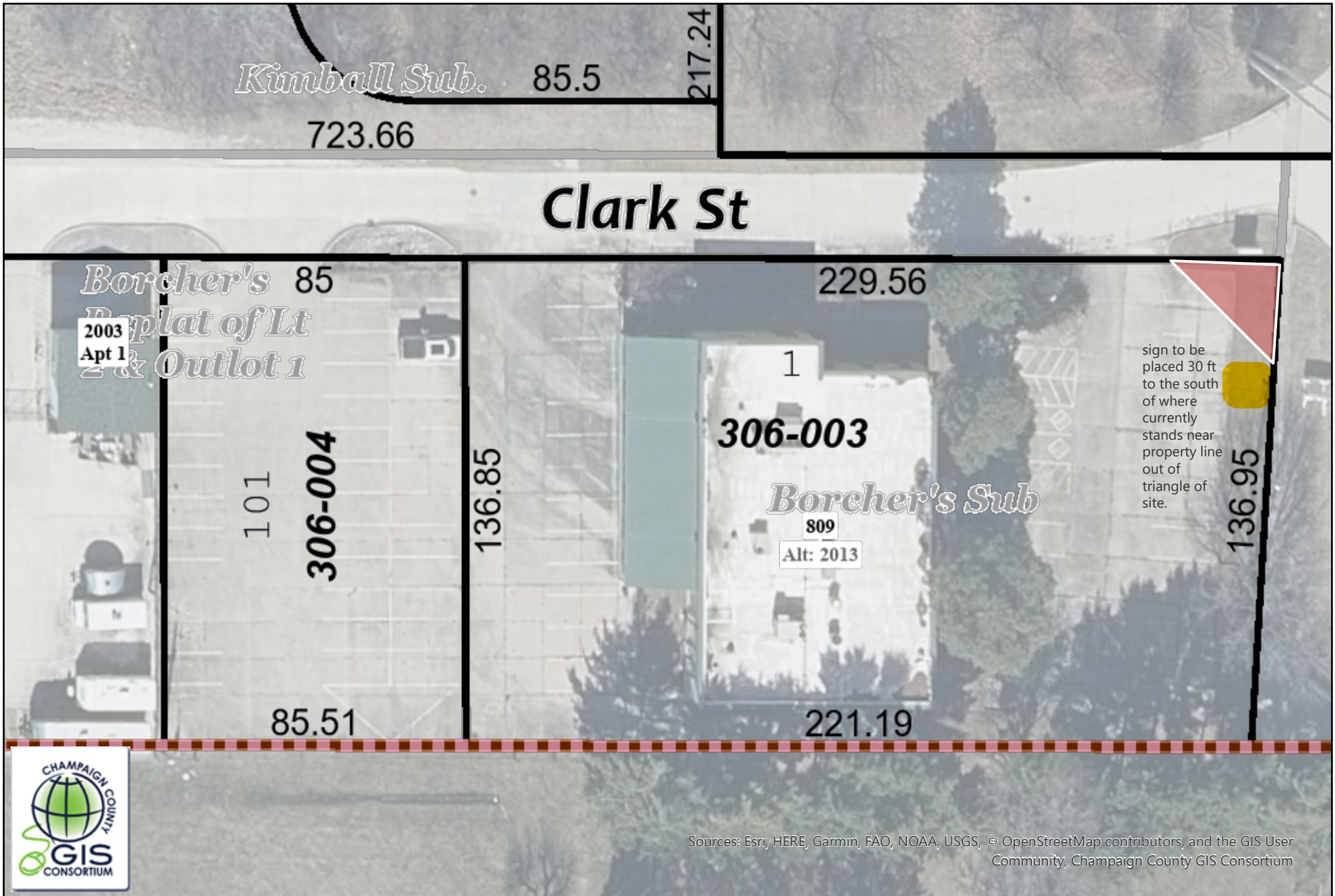
I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF WORK TO BE PERFORMED & APPROVE THIS PROJECT TO BEGIN:

**CUSTOMER APPROVAL SIGNED BY:** \_\_\_\_\_  
 PRINT: \_\_\_\_\_ DATE: \_\_\_\_\_

**LANDLORD APPROVAL SIGNED BY:** \_\_\_\_\_  
 PRINT: \_\_\_\_\_ DATE: \_\_\_\_\_

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# Site Triangle- no signs



This map was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGISC), or other CCGISC member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this map is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this map and information contained herein. The use of this map constitutes acknowledgement of this disclaimer.



GENERAL NOTES FOR SEEDING & MULCHING

- This work shall consist of furnishing all labor, material, equipment, tools, and supervision for soil and sediment control as shown on the plans and as specified in the notes. All work shall be done in accordance with the Illinois Environmental Protection Agency Standards and Specifications for Soil Erosion and Sediment Control, 1987 Edition, as amended in the plans and general notes.
- All excavation, fine grading, embankment work, seeding, necessary watering and mulching shall be a part of this work and shall be considered in the unit price of seeding.
- Mulching of disturbed areas, lots, and detention areas shall be punched and anchored into the top 2 inches of soil whenever slopes are flatter than 3:1. Straw shall be applied at the rate of 1 1/2 to 2 tons per acre or 80 pounds per 1,000 S.F. and relatively free from all kinds of weeds.
- Mulch nettings or an approved method by the Engineer shall be used at any time the ground is sloped 3:1 or more. All nettings shall be biodegradable paper, plastic or cotton netting over the mulch according to the manufacturer's specifications.
- At any time the Contractor desires alternate methods of mulching and seeding, it must be submitted to and approved by the Engineer. No extra compensation shall be allowed for alternative method.
- Seeding mixtures and application rates shall be as follows:

Type	Mixture
A. Permanent seeding (R.O.W.s & Detention basins)	Perennial Rye (Manhattan, Pennline) (70 lbs./Ac.) Bluegrass (100 lbs./Ac.)
B. Temporary (open disturbed lot areas)	Perennial Rye (40 lbs./Ac.) Spring oats (80 lbs./Ac.)

- The entire unpaved portion of the subdivision, or such portions as directed by the Engineer, shall be temporarily seeded to provide erosion control as soon as possible after completion of construction activities, no later than 60 days.
- Fertilizer shall be applied at the rate of 1000 lbs. per acre or equivalent. Soils which are highly acid should be limed. Apply fertilizer prior to seedbed preparation and disc into the soil to a depth of 3 inches.
- All manholes or inlets located in unpaved or paved areas shall be protected from siltation prior to paving by means of seeding the opening or placement of straw bales.

GENERAL NOTES FOR ALLEY AND SIDEWALK CONSTRUCTION

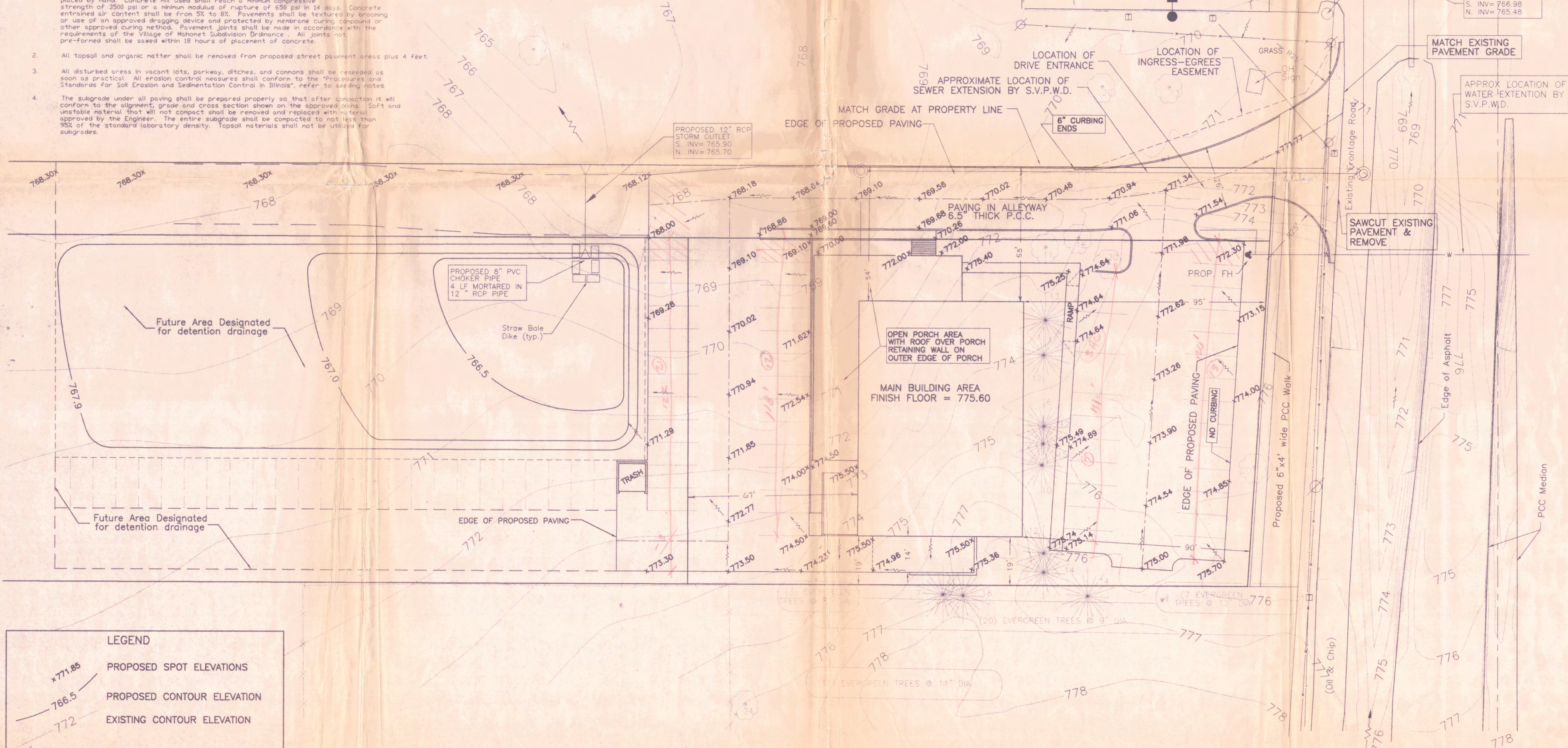
- All street and sidewalk construction shall be done in accordance with the 'Standard Specifications for Road and Bridge Construction' adopted July 1, 1994 by the Illinois Department of Transportation and the Village of Mahomet Subdivision Ordinance. With all non-reinforced PCC street pavement, concrete slump shall not exceed 3 inches for pavement placed by paving machines and shall not exceed 4 inches for small areas placed by hand. Concrete mix used shall reach a minimum compressive strength of 3500 psi or a minimum modulus of rupture of 650 psi in 14 days. Concrete entrained air content shall be from 5% to 8%. Pavements shall be textured by brooming or use of an approved dragging device and protected by membrane curing compound or other approved curing method. Pavement joints shall be made in accordance with the requirements of the Village of Mahomet Subdivision Ordinance. All joints not pre-formed shall be sawed within 18 hours of placement of concrete.
- All topsoil and organic matter shall be removed from proposed street pavement areas plus 4 feet.
- All disturbed areas in vacant lots, parkway, ditches, and commons shall be reseeded as soon as practical. All erosion control measures shall conform to the 'Procedures and Standards for Soil Erosion and Sedimentation Control in Illinois', refer to seeding notes.
- The subgrade under all paving shall be prepared properly so that after construction it will conform to the alignment, grade and cross section shown on the approved plans. Soft and unstable material that will not compact shall be removed and replaced with material approved by the Engineer. The entire subgrade shall be compacted to not less than 95% of the standard laboratory density. Topsoil materials shall not be utilized for subgrades.

GENERAL NOTES FOR STORM SEWER CONSTRUCTION

- All storm sewer construction shall be done in accordance with the current edition 'Standard Specifications for Road and Bridge Construction', as adopted July 1, 1994 by the Illinois Department of Transportation. The Standard Specifications for Water and Sewer Main Construction in Illinois, current edition, and the Village of Mahomet Subdivision Ordinance.
- Pipe materials shall comply with all applicable requirements of the Illinois Department of Transportation Standard Specifications for Road and Bridge Construction and all applicable AASHTO and ASTM requirements. Storm sewer pipe shall be joined and sealed with tightly drawn, approved connectors and joints with gaskets or mastic as needed, to provide a tightly sealed joint.
- Trench backfill in accordance with Sections 208 of the Standard Specifications shall be used in all trenches under areas to be paved and shall be compacted in 6' lifts with a pneumatic tamping machine immediately after installation by the storm sewer contractor. Payment for trench backfill shall be included in price of pipe quantity.
- All public storm sewer materials shall be reinforced concrete culvert pipe RCP Type I, class IV. All RCP pipe for storm sewers shall be in accordance with Section 550 of 'Standard Specifications for Road and Bridge Construction' unless otherwise specified.

GENERAL NOTES FOR SITE GRADING

- All construction work, methods, and materials, where applicable, shall conform to the State of Illinois 'Standard Specifications for Road and Bridge Construction' as adopted July 1, 1994, and all subsequent revisions thereto. Hereafter these Specifications shall be referred to as the 'Standard Specifications'.
- All elevations reference by National Geodetic Vertical Datum of 1929.
- Dispose of excess excavated material on site at the direction of the Engineer.
- All encountered and/or broken (crushed) field tile shall be reconstructed or rerouted at the direction of the Engineer and at no additional compensation.
- Limits of site earth grading shall be the subdivision boundaries and public right-of-way except as noted.
- All earth excavation work shall conform to Section 202 of the 'Standard Specifications' Earth quantities to be paid for as in original state (i.e., compacted condition).
- All stripped top soil shall be placed over disturbed or filled areas and graded (bladed) smooth. No earthen clods larger than 4' diameter shall be accepted (i.e., additional grading required).
- Erosion of newly graded earth shall be abated with seeding and/or the application of straw bales/silt fences where ever necessary and as shown on these plans when weather.
- All manholes or inlets located in paved areas shall be protected from siltation prior to paving by means of seeding the opening or the placement of straw bales.
- Call JULIE prior to starting any excavation work. (1-800-892-0123)



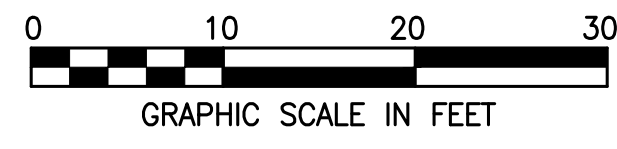
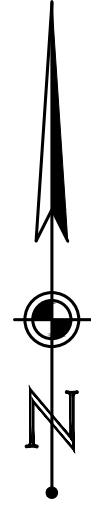
PRELIMINARY/SUBSIDIARY DRAINAGE  
BORCHERS SUBDIVISION

PROJECT NO. 96286	DATE: 1/25/97	CHECKED: WES
DRAWN: MEI	REVISIONS:	REMARKS:
NO. 1	DATE: 1/30/97	SPECS. DRIVE OPTIONS WALK
NO. 2	DATE: 2/21/97	PER BILLBOARD REVIEW

**HDO**  
ENGINEERING, INC.  
201 West Springfield, Suite 300, P.O. Box 140, Champaign, Illinois 61824-0140  
217-352-6976 217-352-6650 FAX 217-352-4513







REVISIONS	
NO.	DESCRIPTION

**BKB**  
ENGINEERING  
301 N. NEIL STREET, SUITE 400 | CHAMPAIGN, IL 61820  
CELL 217.840.3546 | OFFICE 217.531.2971 | FAX 217.531.2211

PRELIMINARY PLAN  
KIMBALL DEVELOPMENT  
MAHOMET, ILLINOIS

PROJECT: 222-2101  
DESIGN BY: BKB  
DRAWN BY: BKB  
DATE: 10/19/21  
SHEET:  
2 OF 2

**RESOLUTION FOR PLAN & ZONING COMMISSION**

**A Resolution Concerning a Conditional Use Permit for indoor self-storage, outdoor self-storage, and supplemental accessory commercial uses in the C-2 General Commercial District located south of Clark Street, west of Prairieview Road and less than 300 feet from the I-74 westbound Prairieview Road exit ramp, commonly known as 809 S Prairieview Road (future 2013 Clark Street)**

**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, Adam and Jodi Kimball, requested a conditional use permit be granted under the terms of the Village Zoning Ordinance to allow for indoor self-storage, outdoor self-storage, and supplemental accessory commercial uses on land located within the C-2 General Commercial District; and,

**WHEREAS,** the subject project is located south of Clark Street, west of Prairieview Road and less than 300 feet from the I-74 westbound Prairieview Road exit ramp and the legal description for the proposed Conditional Use Permit is as follows:

LOT 1 IN BORCHERS SUBDIVISION, AS PER PLAT RECORDED AS DOCUMENT NUMBER 98R16183, IN CHAMPAIGN COUNTY, ILLINOIS.

AND

LOT 101 OF A REPLAT OF LOT 2 AND OUTLOT 1 OF BORCHERS SUBDIVISION, AS PER PLAT RECORDED AS DOCUMENT NUMBER 2002R23661, IN CHAMPAIGN COUNTY, ILLINOIS.

**WHEREAS,** the Petitioner has submitted certain documents for review and approval by the Village; and,

**WHEREAS,** a Public Hearing concerning the proposed Conditional Use Permit was held on August 2, 2022 by the Plan and Zoning Commission to solicit evidence and testimony from the public; and,

**WHEREAS,** the Village Planner, Village Engineer, and Village Attorney provided staff with technical background, review and analysis regarding the requested conditional use; and,

**WHEREAS,** the Plan and Zoning Commission met and reviewed the evidence and testimony submitted and considered all of the available factual evidence concerning the requested action; and,

**WHEREAS,** the Plan and Zoning Commission adopted findings of fact and further provided a recommendation to the Board of Trustees to approve the requested action.

**BE IT THEREFORE RESOLVED** this 2<sup>nd</sup> day of August, 2022 by the Plan and Zoning Commission of the Village of Mahomet that:

1. The Plan and Zoning Commission does hereby recommend the Board of Trustees **GRANT / DENY** the requested Conditional Use Permit for indoor self-storage, outdoor self-storage, and supplemental accessory commercial uses at the above-described property.
2. The Plan and Zoning Commission does hereby further state that the conditional use shall be subject to the following conditions:
  - a. Storage must be limited to the inside of the existing building and exterior storage limited to licensed/registered vehicles or licensed/registered towable vehicles located on the west lot land area (Borchers Subdivision Replat lot 101).
  - b. No storage of semi-truck or trailers over 47 feet long.
  - c. No water/electric connections permitted to any stored RV units.
  - d. Rear/west parking lot (Borchers Subdivision Replat lot 101) must be fully publicly accessible from Clark Street with no entry gates or barriers to assure Clark street remains unencumbered by stalled, entering and exiting traffic unless the fence system is configured so there is an on-site holding lane of at least 60 feet from the right of way line. Any fencing/gate installation must obtain a building permit prior to installation.
  - e. Building must have appropriate ADA access and routing from parking lots. Plans must be sealed by an architect and/or engineer and submitted for review with the building permit application for the interior building changes.
  - f. The outside of the facility cannot be painted with false storage doors. Exterior walls and trim work will remain in neutral and earthy colors. Each wall/facade must be one color and trim the same or a second color. The four facades do not need to be the same.
  - g. Wall signs must comply with Village ordinances, but no signage is permitted on the southern side of the building facing the existing residentially used property.
  - h. The existing freestanding, ground mounted sign structure must be removed/moved from the site visibility triangle.
  - i. One freestanding sign is permitted along the east side frontage provided it complies with the standard freestanding sign requirements and no interstate-oriented sign is permitted. No structure other than a support post is permitted within the visibility triangle.
  - j. Lighting must be fully shielded or dark sky compliant and comply with any other related Village ordinances.
  - k. One way arrows must be painted on the southern access route with a supplemental "one way" or "do not enter" sign. A site circulation plan must be submitted for review and approval by

Village staff. Parking lot marking and signage must be installed prior to a building Occupancy permit being issued for the interior fit out.

- l. A privacy fence of at least six (6) feet in height must be installed and maintained along the southern property line of lot 1 of Borchers Subdivision from the southeast corner of the front/east parking lot to the southwest corner of the building, a distance of approximately 140 feet. A building permit must be obtained prior to installation of fencing.
  - m. All activities must be carried out in accordance with the appropriate Village, State, and Federal permits and rules and regulations. Any conflicts between the permit applications and the Site Plan must be resolved with the appropriate agencies.
  - n. The site must comply with all applicable provisions of the Zoning Ordinance.
  - o. \_\_\_\_\_
  - p. \_\_\_\_\_
3. The Plan and Zoning Commission does hereby confirm the following findings of fact regarding the requested Conditional Use Permit:
- a. The establishment, maintenance, or operation of the Conditional Use **WILL / WILL NOT** be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
  - b. The conditional use **WILL / WILL NOT** be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property values within the neighborhood;
  - c. The establishment of the conditional use **WILL / WILL NOT** impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
  - d. Adequate utilities, access roads, drainage, and/or other necessary facilities **WILL / WILL NOT** be provided;
  - e. The conditional use **DOES / DOES NOT** in all other respects conform to the applicable regulations of the district in which it is located;
  - f. There **IS / IS NOT** a public necessity for the conditional use at this site;
  - g. The proposed conditional use **DOES / DOES NOT** conform with the intent of the Village Comprehensive Plan.
  - h. The proposed conditional use **WILL / WILL NOT** be compatible with the established land use pattern in the vicinity.
  - i. The site **IS / IS NOT** suitable for the proposed conditional use.

- j. The proposed conditional use **WILL / WILL NOT** significantly adversely impact existing traffic patterns.
  - k. Adequate facilities for municipal water supply and wastewater disposal **ARE / ARE NOT** available for the site from Sangamon Valley Public Water District.
  - l. Adequate provisions for stormwater drainage **ARE / ARE NOT** available for the site.
  - m. The proposed conditional use **WILL / WILL NOT** adversely impact police protection, fire protection, schools, or public facilities.
  - n. The proposed conditional use **WILL / WILL NOT** conflict with existing public commitments for planned public improvements.
  - o. The proposed conditional use **WILL / WILL NOT** preserve the essential character of the neighborhood in which it is located.
  - p. The proposed conditional use **WILL / WILL NOT** alter the population density pattern and **WILL / WILL NOT** adversely impact public facilities.
  - q. The proposed conditional use **WILL / WILL NOT** result in private investment that will be beneficial to the proper development of the community.
  - r. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
4. The approval recommended above shall be subject to the fulfillment of the conditions set forth in Item 2 above. In the event that these conditions are not fulfilled, the Conditional Use Permit may become void and no occupancy permit for the project may be issued, or the occupancy permit previously issued may be revoked.

\_\_\_\_\_  
Chair, Plan and Zoning Commission



**Plan and Zoning Commission  
Staff Report  
Meeting August 2, 2022**

**FROM:** Abby Heckman, Planner  
Community Development Department

**PROJECT:** Rezoning – ZA2022-04

**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 August 2, 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 July 17, 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 7.35± 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-1B Single-Family Residential (3.98AC) and R-1C Single-Family Residential (3.36AC) 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 <sup>st</sup> 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-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 request is consistent with the intent of the proposed R-1B and R-1C 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. The preliminary plat, also on the agenda, addresses water and sanitary sewer expansion. The SVPWD approved the preliminary plat at its July 18, 2022 meeting indicating its intent to serve the land/lots when platted.

**STREETS AND SIDEWALKS:** Sidewalks are existing 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 preliminary plat notification of other agencies process. An intersection of a new roadway with Tin Cup Road is possible to serve this subdivision but no private 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.

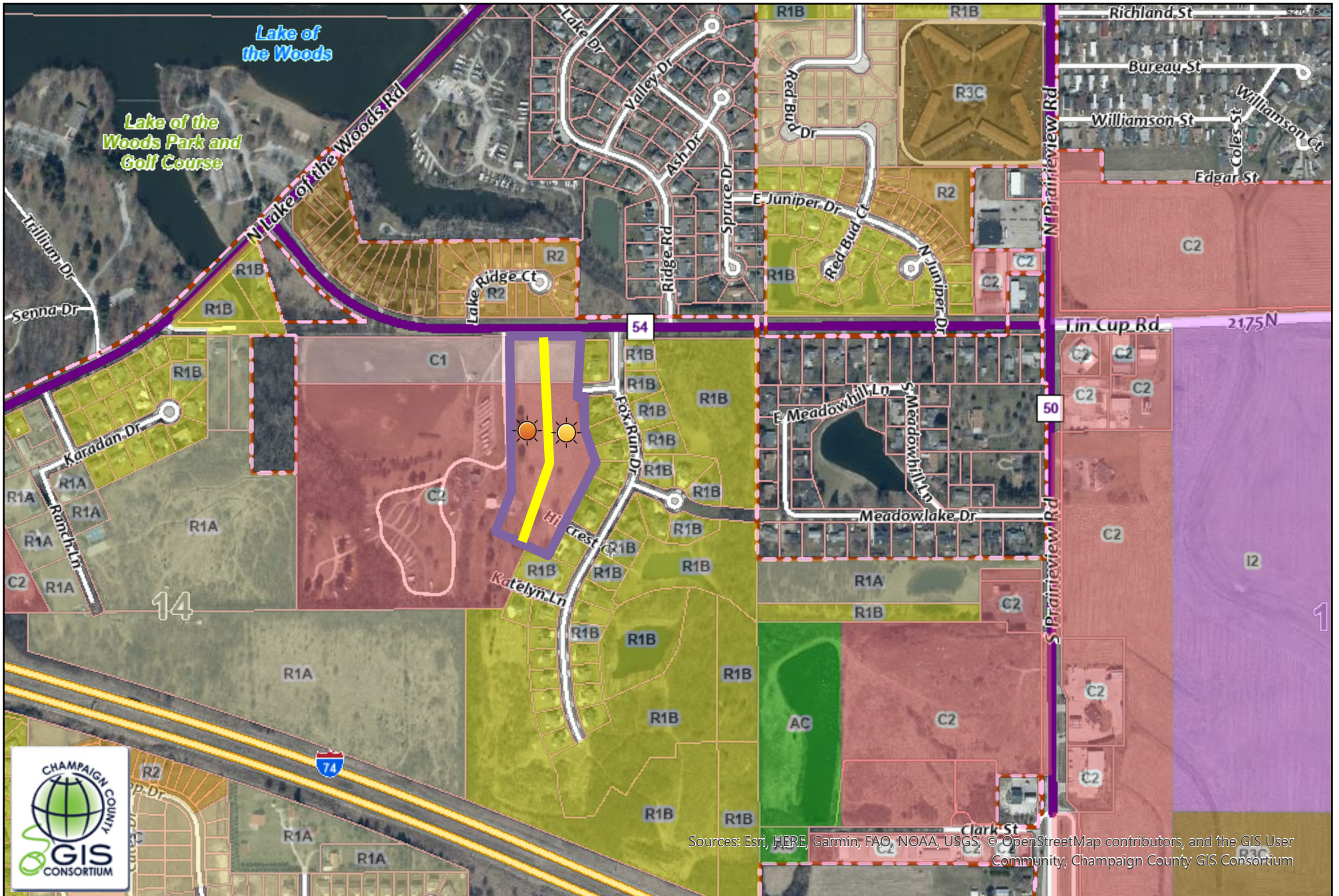
**STAFF RECOMMENDATION**

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

# ZA2022-04: Tin Cup C1/C2 to R1B/R1C

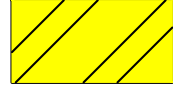





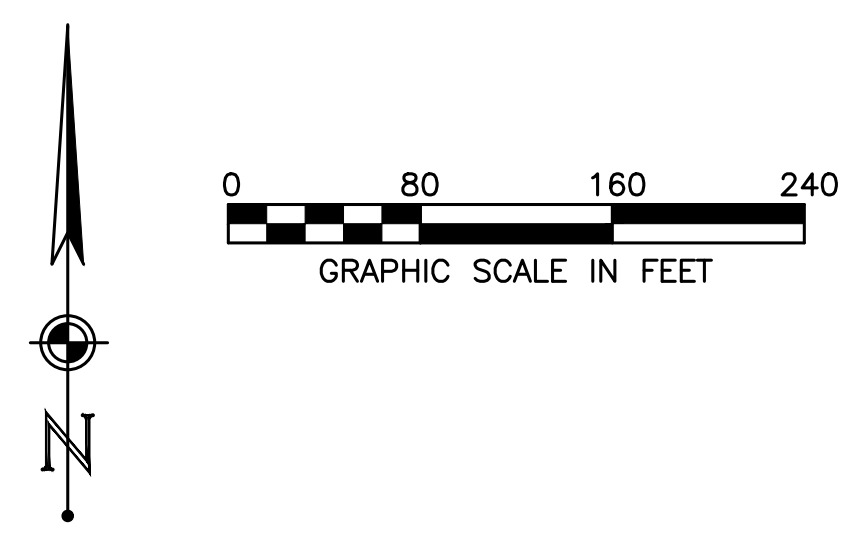
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# REZONING EXHIBIT TIN CUP SUBDIVISION

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

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

C-2: GENERAL COMMERCIAL DISTRICT

R-1B: SINGLE-FAMILY RESIDENTIAL DISTRICT

R-1A: SINGLE-FAMILY RESIDENTIAL DISTRICT

R-1B: SINGLE-FAMILY RESIDENTIAL DISTRICT

LIMITS OF REZONING REQUEST

K.D. HEADLEE SUBDIVISION

LOT Z

LOT 4A

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.

LOT 4B

LAKE RIDGE CT

RIDGE RD

HUNTLEIGH DRIVE

FOX RUN DRIVE

MEADOWLAKE COURT

HILLCREST COURT

KATLEYN LANE

LOT 108A

LOT 107B

LOT 108B

LOT 109A

LOT 109B

LOT 110A

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**RESOLUTION FOR PLAN AND ZONING COMMISSION**

**Concerning Amending the Zoning Classification for 7.35± 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-1C Single-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-1C Single-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-1B: Single-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 155.15 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 138.04 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 0.925 ACRES, MORE OR LESS.

C-1: Neighborhood Commercial to R-1C: 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 5.01 FEET; THENCE SOUTH 89°39'13" WEST FOR A DISTANCE OF 155.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°39'13" WEST FOR A DISTANCE OF 155.00 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 155.00 FEET; THENCE SOUTH 0°20'50" EAST FOR A DISTANCE OF 255.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.907 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 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 54.99 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 NORTH 64°19'53" WEST 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 375.97 FEET; THENCE NORTH 89°39'13" EAST FOR A DISTANCE OF 155.15 FEET TO THE POINT OF BEGINNING, CONTAINING 3.058 ACRES, MORE OR LESS.

C-2: General Commercial to R-1C: 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 5.01 FEET; THENCE SOUTH 89°39'13" WEST FOR A DISTANCE OF 155.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°20'50" EAST FOR A DISTANCE OF 375.97 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; THENCE NORTH 64°19'53" WEST FOR A DISTANCE OF 155.00 FEET; THENCE NORTH 25°40'07" EAST FOR A DISTANCE OF 196.23 FEET; THENCE NORTH 11°32'00" EAST FOR A DISTANCE OF 59.90 FEET; THENCE NORTH 0°20'50" WEST FOR A DISTANCE OF 399.22 FEET; THENCE NORTH 89°39'13" EAST FOR A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.455 ACRES, MORE OR LESS.

**WHEREAS,** a Public Hearing concerning the proposed rezoning was held on August 2, 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 2<sup>nd</sup> day of August, 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 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 C-1 Neighborhood Commercial and C-2 General Commercial districts to R-1B Single-Family Residential and R-1C Single-Family Residential districts.

\_\_\_\_\_  
Chair, Plan and Zoning Commission  
Village of Mahomet, Illinois

Case Name: ZA2022-04

**REQUEST FOR ZONING AMENDMENT  
VILLAGE OF MAHOMET**

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DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Filed: 07/05/2022 Date of Hearing: 08/02/2022

Date of Published Notice: 07/17/2022 Newspaper: News-Gazette

Fee Paid – Receipt No.: 621 Amount: \$300.00 Date: 07-05-2022

<sup>ck</sup>  
Legal Ad cost - ck no: 626 \$442.40 08/01/2022

Comments: (indicate other actions such as continuances) \_\_\_\_\_

Action by Board on Request: \_\_\_\_\_

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**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 2022-04

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

The future residential lots directly adjacent to the RV Park are less desirable to single family home buyers and the R-1C zoning will allow these lots to be purchased at lower price point corresponding with the conditions present at this location.

Width of Lot: Varies Length of Lot: Varies

Lot Area (Square Feet): 302,473 6.94 AC area w/out Tin Cup ROW  
7.35 AC area w/ Tin Cup ROW Tax Parcel Number: part of 15-13-14-276-005 & 15-13-14-276-012

Legal Description: (or attach legal description) See Attached

LAND USE AND ZONING

Present Zoning: C-1 and C-2

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

Present Land Use: Vacant / RV Park

Proposed Land Use: Residential Subdivision

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

Case Name: ZA 2022-04

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-1C 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 fall 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.

Case Name: ZA 2022-04

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 single family 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-1C 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

7-4-2022  
Date

[Signature]  
(Signature) Owner

7-4-2022  
Date



**Plan and Zoning Commission  
Staff Report  
Meeting August 2, 2022**

**FROM:** Abby Heckman, Planner  
Kelly Pfeifer, Community Development Director and Village Planner

**PROJECT:** MAP2022-01: Tin Cup East First Subdivision - Preliminary Plat

**PETITIONER:** Tin Cup Management LLC (Quentin McNew)

**ENGINEER:** BKB Engineering

**REQUESTED ACTION:** **RECOMMENDATION TO BOARD OF TRUSTEES (BOT)  
PRELIMINARY PLAT AND WAIVER APPROVAL**

**PROCEDURAL ISSUES:** The Plan and Zoning Commission (PZC) acts in an advisory role to the Board of Trustees (BOT) regarding major subdivision requests. The developer has applied for and submitted all documentation through their engineer, in accordance with the Subdivision Ordinance and requests consideration of the proposed Preliminary Plat and requested waivers. The PZC is asked to consider all of the documents concerning the proposed preliminary plat. The PZC provides a recommendation regarding the plat to the BOT and the BOT will approve or deny the Preliminary Plat and requested waivers. A draft resolution is attached for consideration by the PZC. The PZC may recommend conditions regarding the layout, circulation and performance of the proposed preliminary plat.

**SITE DESCRIPTION / LOCATION:** The area of land to be subdivided 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. Also under consideration is a requested rezoning to support this preliminary plat request.

**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.

A concurrent rezoning request has been submitted by the applicant (ZA2022-04) to rezone the property, based on this preliminary plat, to R-1B and R-1C Single-Family Residential zoning classifications. Village Staff is also currently reviewing a two (2) lot minor subdivision. One (1) lot will be a development lot which will include all of the property subject to the requested rezoning and this preliminary plat and one (1) lot for the remaining campground land area.

This preliminary plat is the first step in resubdivision of the development lot. Construction plan and final plat approval is required prior to creation of buildable lots for establishment of residential homes.

**CONFORMANCE WITH 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 preliminary plat appears to comply with recommendations in Comprehensive Plan and includes critical roadway connections to provide additional roadway outlets for the neighboring Fox Run Subdivision.

**CURRENT 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 <sup>st</sup> 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 WITH ZONING ORDINANCE:** A concurrent rezoning request has been submitted by the applicant (ZA2022-04) to rezone the property subject to this preliminary plat to R-1B and R-1C Single-Family Residential zoning classifications. 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-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 request is consistent with the intent of the proposed R-1B and R-1C residential zoning classifications. Staff has not evaluated this preliminary plat based on the current commercial zoning, further evaluation would be needed if the rezoning request is not approved.

**WAIVER REQUESTS:** The following subdivision ordinance waivers have been requested by the developer and/or identified by staff as necessary to support the proposed preliminary plat:

1. Waiver of requirement to continue/extend the existing right of way and street pavement of Hillcrest Court and allow Hillcrest to remain and end as a stub street.
2. Waiver of the requirement for a permanent cul-de-sac right of way width dedication and associated pavement construction standards at the southern end of the subdivision and allow the construction of a concrete cul-de-sac pavement via an off-site recorded easement.
3. Waiver of half street roadway improvements for Tin Cup Rd because the road is a County Highway.
4. Waiver for the west extension (west of Dream Drive) of right of way and street pavement for Huntleigh Drive and allow a future right-of-way reservation in a commons area.
5. Waiver to allow the construction of a four-leg at the Dream Drive and Huntleigh Drive intersection in lieu of a three-leg to facilitate easier future street extension westerly.
6. Waiver to allow water and sanitary sewer service to be provided by Sangamon Valley Public Water District, along with use of the SVPWD construction standards.
7. Waiver to allow overland flow length to exceed 600ft along the rear of lots 111 to 119.
8. Waiver to allow the delayed submission of an Area General Plan until a second phase of the subdivision is submitted.

**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.

**PUBLIC WATER AND SANITARY SEWER FACILITIES:** The site is in the Sangamon Valley Public Water District and public sanitary sewer and water services are available for expansion to this site. Public sanitary sewers and water mains are to be constructed, owned and operated by SVPWD. The SVPWD approved the preliminary plat at its July 18, 2022 meeting indicating its intent to serve the land/lots when platted.

**AVAILABILITY OF PUBLIC UTILITIES:** This site is in the general vicinity of standard public utilities. Extension of public utilities to serve the subdivision is feasible.

**STORMWATER MANAGEMENT:** Offsite stormwater management is planned for this development. The minor plat of subdivision that will create the Tin Cup Campground parcel and this development parcel will plat drainage easements for detention to be routed and stored on the campground parcel in the northwest corner.

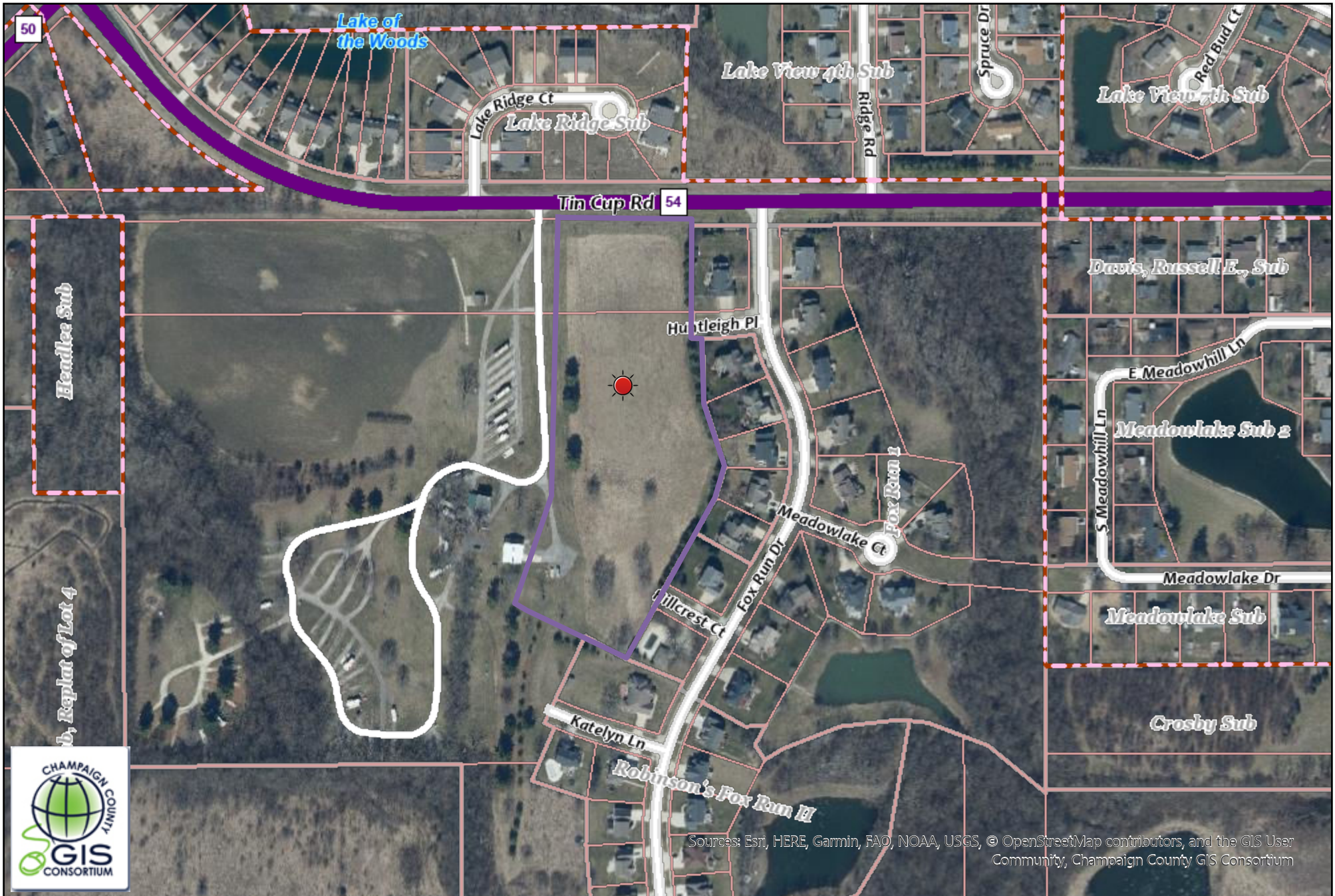
**STREET ACCESS / SIDEWALKS:** Sidewalks are existing adjacent to the frontage of this subject property. Tin Cup Road is not a village street. The County Highway Commissioner received the plat as a part of the preliminary plat notification of other agencies process and spoke to the Village Engineer, Ellen Hedrick. An intersection of a new roadway with Tin Cup Road is possible to serve this subdivision, but no private driveways will be permitted onto Tin Cup Road.

**STAFF RECOMMENDATION:** A resolution has been prepared for consideration.

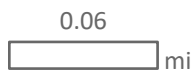
#### **ATTACHMENTS**

1. Aerial Location Map
2. Preliminary Plat - dated July 22, 2022
3. Draft Resolution

# MAP2022-01 Tin Cup East First Sub - Preliminary Plat

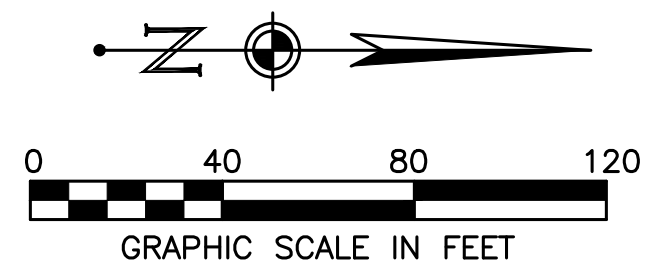


Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Champaign County GIS Consortium



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# PRELIMINARY PLAT

## 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:**  
 A PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 60.00 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 NORTH 64°19'53" WEST FOR A DISTANCE OF 185.00 FEET; THENCE NORTH 25°40'07" EAST FOR A DISTANCE OF 196.23 FEET; THENCE NORTH 11°32'00" EAST FOR A DISTANCE OF 59.90 FEET; THENCE NORTH 0°20'50" WEST FOR A DISTANCE OF 600.22 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CHAMPAIGN COUNTY HIGHWAY 54 (TIN CUP ROAD); THENCE NORTH 89°38'29" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF CHAMPAIGN COUNTY HIGHWAY 54 (TIN CUP ROAD) FOR A DISTANCE OF 310.00 FEET; THENCE SOUTH 0°22'57" EAST FOR A DISTANCE OF 1.07 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 6.944 ACRES, MORE OR LESS.

- NOTES:**
1. THE SITE IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MAHOMET.
  2. ALL CONSTRUCTION WORK AND MATERIALS INCLUDING PROPOSED EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE VILLAGE OF MAHOMET, ILLINOIS SUBDIVISION REGULATIONS AND APPLICABLE ORDINANCES.
  3. STORM WATER FACILITIES AND EROSION CONTROL SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE VILLAGE OF MAHOMET, ILLINOIS SUBDIVISION AND STORMWATER MANAGEMENT ORDINANCES.
  4. ALL PROPOSED WATER MAINS AND SANITARY SEWERS SHALL BE IN ACCORDANCE WITH SANGAMON VALLEY PUBLIC WATER DISTRICT REQUIREMENTS.
  5. SETBACKS SHALL BE IN ACCORDANCE WITH VILLAGE OF MAHOMET ZONING ORDINANCE.
  6. LOT 120 IS SUBJECT TO UTILITY AND DRAINAGE EASEMENT COVERING ALL OF SAID LOT.
  7. A STREET LIGHT AT THE DREAM DRIVE / TIN CUP ROAD INTERSECTION SHALL BE PROVIDED IN ACCORDANCE WITH VILLAGE OF MAHOMET AND CHAMPAIGN COUNTY STANDARDS.

- 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 UTILITY EASEMENT (UNLESS NOTED OTHERWISE)
  - - - - CENTERLINE
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
- (N 00°00'00" E 100.00') RECORD BEARING / DIMENSION

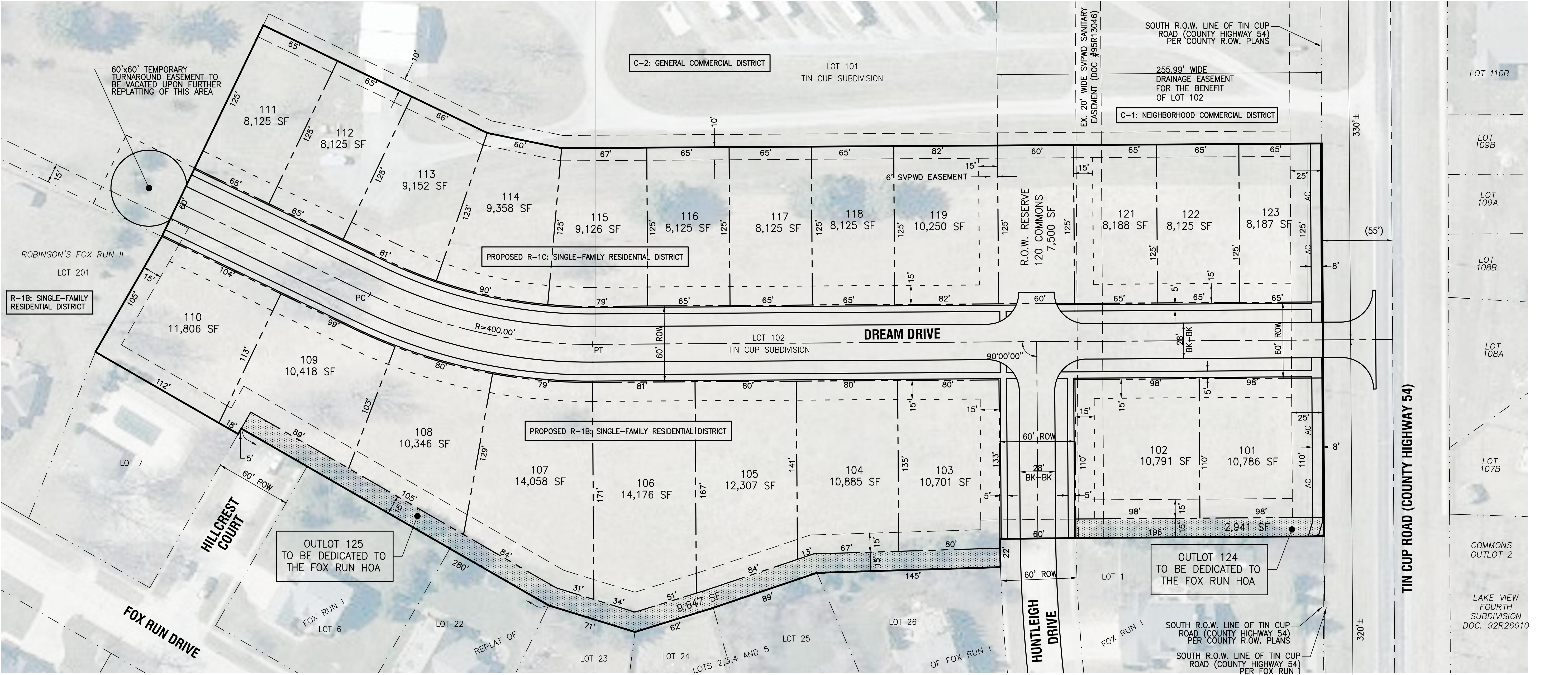
**OWNER / SUBDIVIDER:**  
 TIN CUP MANAGEMENT, LLC  
 QUENTIN D. MCNEW  
 1715 TIN CUP ROAD  
 MAHOMET, IL 61853  
 (217) 552-4062

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

**PRELIMINARY PLAT APPROVAL**  
 THE PRELIMINARY PLAT ENTITLED "TIN CUP EAST FIRST SUBDIVISION" HAS RECEIVED APPROVAL BY THE PLAN & ZONING COMMISSION OF THE VILLAGE OF MAHOMET, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

**CHAIRPERSON**  
 THE PRELIMINARY PLAT ENTITLED "TIN CUP EAST FIRST SUBDIVISION" HAS RECEIVED APPROVAL BY THE PLAN & ZONING COMMISSION OF THE VILLAGE OF MAHOMET, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
 PRESIDENT, BOARD OF TRUSTEES      \_\_\_\_\_  
 VILLAGE CLERK



**LAKE RIDGE COURT**

**TIN CUP ROAD (COUNTY HIGHWAY 54)**

**FOX RUN DRIVE**

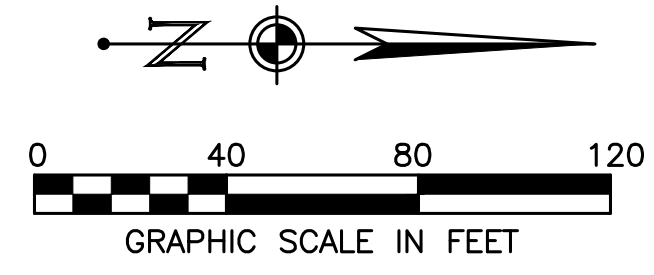
# GRADING PLAN PRELIMINARY PLAT TIN CUP EAST FIRST SUBDIVISION MAHOMET, CHAMPAIGN COUNTY, ILLINOIS PART OF NE 1/4, SEC. 14, T. 20 N., R. 7 E., 3rd. P.M.

BENCHMARK NO. 1: BOLT IN "MUELLER" OF FIRE HYDRANT ALONG THE NORTH SIDE ON TIN CUP RD., 105' EAST OF LAKE RIDGE CT. ELEV. = 729.80 (NAVD 88)

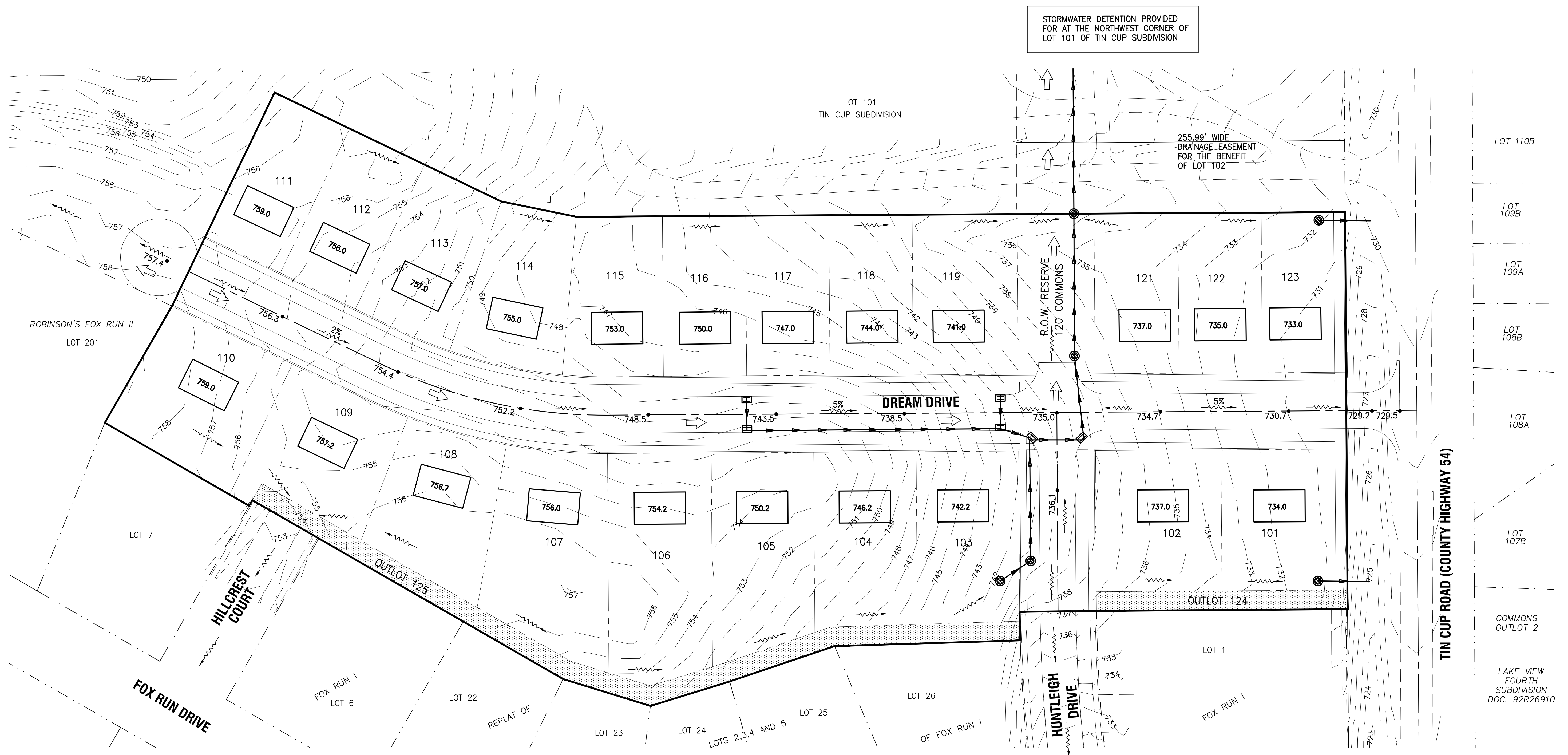
BENCHMARK NO. 2: BOLT IN "MUELLER" OF FIRE HYDRANT AT THE SOUTHWEST CORNER OF THE HUNTLEIGH DRIVE / FOX RUN DRIVE INTERSECTION. ELEV. = 733.95 (NAVD 88)

**SHEET LEGEND**

- 100 — EX. CONTOUR
- ⇒ 100 YR FLOW DIRECTION
- ~ LOCAL FLOW DIRECTION
- 700.00 PROP. SPOT ELEVATION
- ◻ 700.00 PROP. PAD ELEVATION (40' x 40')



STORMWATER DETENTION PROVIDED FOR AT THE NORTHWEST CORNER OF LOT 101 OF TIN CUP SUBDIVISION



- LOT 110B
- LOT 109B
- LOT 109A
- LOT 108B
- LOT 108A
- LOT 107B
- COMMONS OUTLOT 2
- LAKE VIEW FOURTH SUBDIVISION DOC. 92R26910

TIN CUP ROAD (COUNTY HIGHWAY 54)

# UTILITY PLAN PRELIMINARY PLAT

## 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.

**PROPOSED SANITARY STRUCTURES**

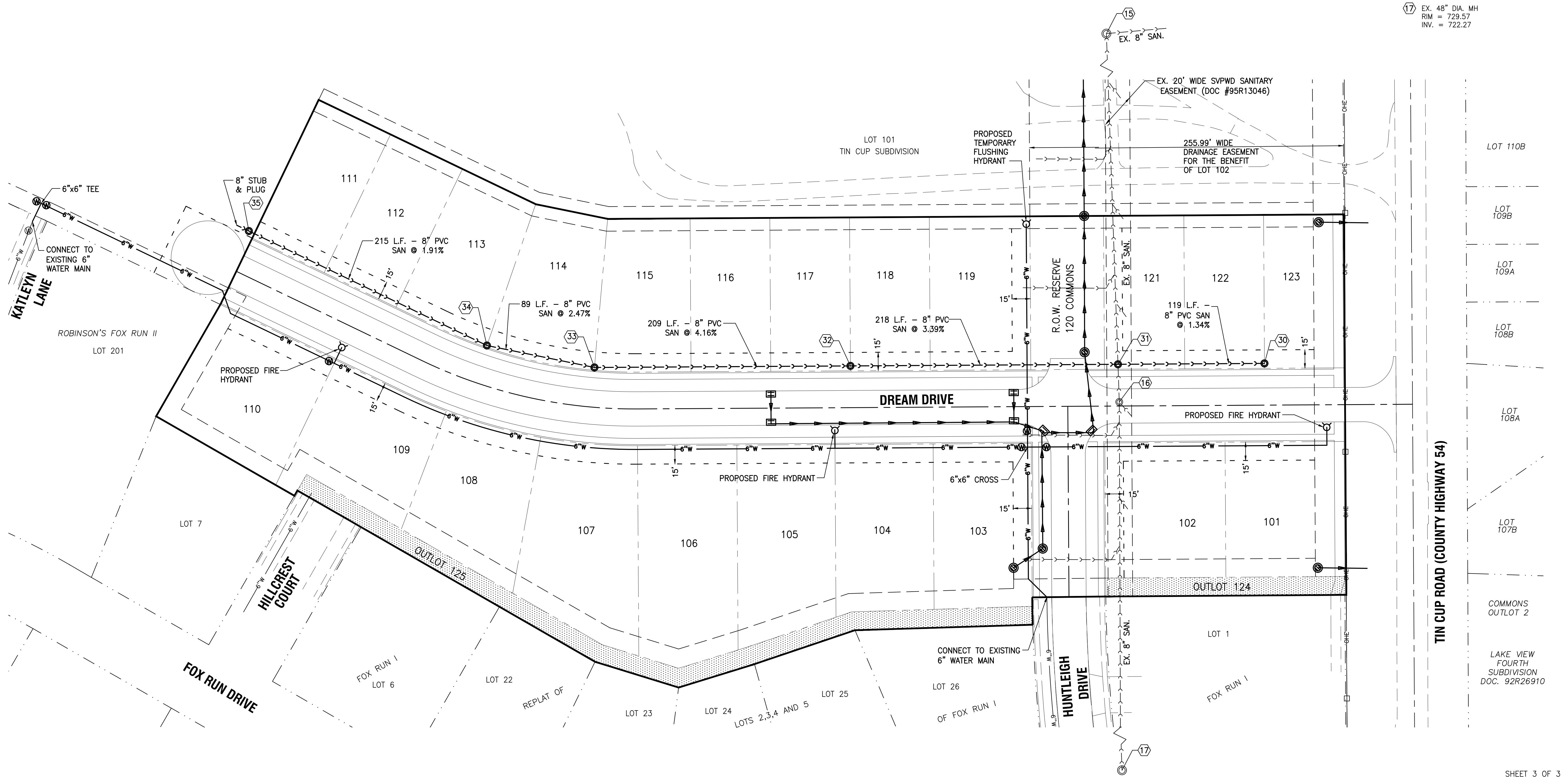
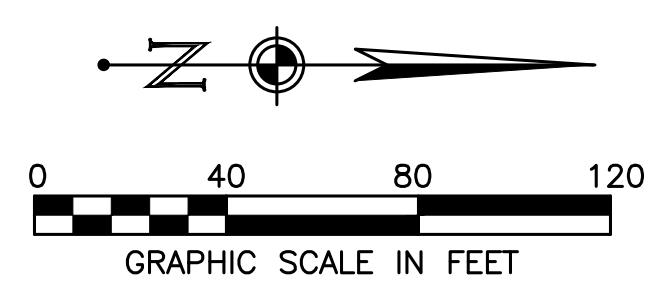
<p>30 4' DIA. SAN. MANHOLE, TYPE A RIM = 732.10 8" INV. (S) = 724.10</p> <p>31 4' DIA. SAN. MANHOLE, TYPE A ("DOGHOUSE" STYLE) RIM = 735.70 8" INV. (S) = 727.70 PROVIDE EXTERIOR DROP CONNECTION 8" INV. (N) = 722.50 8" INV. (E/W) = 720.60* * CONTRACTOR TO VERIFY</p>	<p>32 4' DIA. SAN. MANHOLE, TYPE A RIM = 743.10 8" INV. (S) = 735.20 8" INV. (N) = 735.10</p> <p>33 4' DIA. SAN. MANHOLE, TYPE A RIM = 751.90 8" INV. (SW) = 744.00 8" INV. (N) = 743.90</p>	<p>34 4' DIA. SAN. MANHOLE, TYPE A RIM = 754.20 8" INV. (SW) = 746.30 8" INV. (N) = 746.20</p> <p>35 4' DIA. SAN. MANHOLE, TYPE A RIM = 758.40 8" INV. (SW) = 750.50 8" INV. (NE) = 750.40</p>
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**EX. SANITARY MANHOLES**

<p>15 EX. 48" DIA. MH RIM = 736.27 INV. = 715.48</p> <p>16 EX. 48" DIA. MH RIM = 736.48 INV. = 720.87</p> <p>17 EX. 48" DIA. MH RIM = 729.57 INV. = 722.27</p>
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**SHEET LEGEND**

- PROP. SANITARY MANHOLE
- PROP. SANITARY SEWER
- PROP. STRUCTURE NUMBER
- EX. SANITARY MANHOLE
- EX. SANITARY SEWER
- EX. 6" WATER MAIN
- PROP. 6" WATER MAIN
- PROP. FIRE HYDRANT
- PROP. STORM CURB INLET
- PROP. STORM MANHOLE /INLET
- PROP. STORM SEWER
- PROP. 6" WATER VALVE



**A Resolution Concerning the Preliminary Plat  
for Tin Cup East First Subdivision**

**WHEREAS,** the Board of Trustees of the Village of Mahomet, pursuant to the authority conferred by the Statutes of the State of Illinois, established certain standards and procedures for review and approval of subdivisions within the Corporate Limits of the Village of Mahomet, Illinois and within one and one-half miles thereof; and

**WHEREAS,** the developer of the proposed **Tin Cup East First Subdivision** submitted certain documents, including a Preliminary Plat, for review and approval by the Village of Mahomet; and

**WHEREAS,** the following waivers from the standards and procedures set forth in the Subdivision Ordinance are to be considered:

1. Waiver of requirement to continue/extend the existing right of way and street pavement of Hillcrest Court and allow Hillcrest to remain and end as a stub street.
2. Waiver of the requirement for a permanent cul-de-sac right of way width dedication and associated pavement construction standards at the southern end of the subdivision and allow the construction of a concrete cul-de-sac pavement via an off-site recorded easement.
3. Waiver of half street roadway improvements for Tin Cup Rd because the road is a County Highway.
4. Waiver for the west extension (west of Dream Drive) of right of way and street pavement for Huntleigh Drive and allow a future right-of-way reservation in a commons area.
5. Waiver to allow the construction of a four-leg at the Dream Drive and Huntleigh Drive intersection in lieu of a three-leg to facilitate easier future street extension westerly.
6. Waiver to allow water and sanitary sewer service to be provided by Sangamon Valley Public Water District, along with use of the SVPWD construction standards.
7. Waiver to allow overland flow length to exceed 600ft along the rear of lots 111 to 119.
8. Waiver to allow the delayed submission of an Area General Plan until a second phase of the subdivision is submitted.

**WHEREAS,** the Village Planner, Village Engineer, and the Village Administrator reviewed the various documents submitted and made recommendations concerning approval of said Preliminary Plat subject to certain conditions; and,

**WHEREAS,** the Village Planner and staff reviewed the requested waivers and made a recommendation concerning the approval of said waivers subject to certain conditions; and,

**WHEREAS,** the Plan and Zoning Commission met and reviewed the Preliminary Plat and has found that it is, with minor modifications, generally satisfactory and in the prescribed form.

**BE IT THEREFORE RESOLVED** this 2<sup>nd</sup> day of August, 2022 by the Plan and Zoning Commission of the Village of Mahomet, Illinois, that:

- A. The Plan and Zoning Commission does hereby recommend **APPROVAL / DENIAL** by the Board of Trustees of the Preliminary Plat of **Tin Cup East First Subdivision**, and hereby authorizes the Chairman to sign the Certificate of said Plat indicating said action upon completion of modifications identified by Village staff.
- B. The Plan and Zoning Commission does hereby further recommend the following actions concerning waivers from the standards and procedures of the Subdivision Ordinance requested for the Preliminary Plat of **Tin Cup East First Subdivision**:
  1. **GRANT / DENY** Waiver of requirement to continue/extend the existing right of way and street pavement of Hillcrest Court and allow Hillcrest to remain and end as a stub street.
  2. **GRANT / DENY** Waiver of the requirement for a permanent cul-de-sac right of way width dedication and associated pavement construction standards at the southern end of the subdivision and allow the construction of a concrete cul-de-sac pavement via an off-site recorded easement.
  3. **GRANT / DENY** Waiver of half street roadway improvements for Tin Cup Rd because the road is a County Highway.
  4. **GRANT / DENY** Waiver for the west extension (west of Dream Drive) of right of way and street pavement for Huntleigh Drive and allow a future right-of-way reservation in a commons area.
  5. **GRANT / DENY** Waiver to allow the construction of a four-leg at the Dream Drive and Huntleigh Drive intersection in lieu of a three-leg to facilitate easier future street extension westerly.
  6. **GRANT / DENY** Waiver to allow water and sanitary sewer service to be provided by Sangamon Valley Public Water District, along with use of the SVPWD construction standards.
  7. **GRANT / DENY** Waiver to allow overland flow length to exceed 600ft along the rear of lots 111 to 119.
  8. **GRANT / DENY** Waiver to allow the delayed submission of an Area General Plan until a second phase of the subdivision is submitted.
- C. The approval of the Preliminary Plat recommended above is further subject to the following conditions:
  1. Submission of all supporting documentation in proper form.
  2. Revision of the Preliminary Plat to incorporate the Village staff technical review comments.
  3. The related rezoning request (ZA2022-04) is approved to assure all presented lots are compliant.
- D. In the event that the modifications to the Preliminary Plat are not completed, the outside agency review is not completed, all required supporting documents are not submitted in final form, the zoning is not approved, or the conditions set forth above are not met within 60 days from the date of approval by the Board of Trustees, the approvals recommended herein shall be null and void.

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**Chair, Plan and Zoning Commission**  
Village of Mahomet