



**Plan and Zoning Commission  
6:00 p.m. Tuesday July 7, 2026  
Village of Mahomet - Administrative Office**

**AGENDA**

**1. CALL TO ORDER**

**2. ROLL CALL**

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

**4. MINUTES:** May 5, 2026 (to be provided at meeting)  
June 2, 2026 (to be provided at meeting)

**5. PUBLIC HEARING(s)**

ZONING ORDINANCE TEXT AMENDMENT

A RESOLUTION CONCERNING A ZONING ORDINANCE TEXT AMENDMENT RELATED TO TRANSLATION ZONING FOR LANDS INCORPORATED INTO THE VILLAGE LIMITS (EFFECTED SECTION - 152.005 (D) DISTRICTS).

**6. RESOLUTION(S) and MOTION(S) (TO BE ACTED UPON):**

ZONING ORDINANCE TEXT AMENDMENT

A RESOLUTION CONCERNING A ZONING ORDINANCE TEXT AMENDMENT RELATED TO TRANSLATION ZONING FOR LANDS INCORPORATED INTO THE VILLAGE LIMITS (EFFECTED SECTION - 152.005 (D) DISTRICTS).

**7. COMMISSIONER / STAFF COMMENTS:**

NEXT PZC MEETING – Tuesday August 4, 2026

**8. ADJOURN**



**Plan and Zoning Commission  
Staff Report  
Meeting July 7, 2026**

**FROM:** Abby Heckman, Village Planner

**PROJECT:** TEXT AMENDMENT – ZONING ORDINANCE REGULATIONS – AREA HEIGHT AND YARD REGULATIONS

**PETITIONER:** Village of Mahomet

**REQUESTED ACTION:** Public Hearing  
Recommendation to the Board of Trustees

**PUBLIC HEARING / PROCEDURAL ISSUES:** The Zoning Ordinance requires the Plan and Zoning Commission (PZC) hold a public hearing related to an amendment to the zoning ordinance text. The public hearing is scheduled for the July 7, 2026 PZC meeting. Public notice was published in The News-Gazette on June 11, 2026. The PZC acts in an advisory role to the Board of Trustees regarding text amendments.

**SUMMARY OF PROPOSED ZONING ORDINANCE AMENDMENT DATED July 7, 2026:**

The Village Zoning Ordinance currently includes a chart which provides translation zoning for properties that are annexed into the Village limits (ZO 152.005 (D)). The chart lists County zoning districts and then provides a translation Village zoning district. This section of the zoning ordinance applies when a rezoning upon annexation has not been requested along with a request for property annexation.

The intent statement for County AG-2, Agricultural District is copied below from the County Zoning Ordinance.

5.1.2 AG-2 Agriculture The AG-2, Agriculture DISTRICT is intended to prevent scattered indiscriminate urban development and to preserve the AGRICULTURAL nature within areas which are predominately vacant and which presently do not demonstrate any significant potential for development. This DISTRICT is intended generally for application to areas within one and one-half miles of existing communities in the COUNTY.

The County intent statement above indicates preservation of agriculture. The Village has made recent changes to the permitted and conditional uses allowed in the Village AG Agriculture district to help reduce conflicts with residentially used properties. In reviewing the translation chart, staff identified that a more appropriate zoning translation for County AG-2 Agriculture may be Village AG Agriculture instead of R-1A Single-Family Residential. This change in translation zoning would allow agricultural uses to continue while still allowing single-family residential uses. R-1A zoning does not include agricultural uses as a permitted or conditional use. The minimum lot size required in Village AG is one (1) acre while the minimum lot size in Village R-1A is 20,000 square feet (or 0.46 acre). In the County, the minimum

lots size for residential properties where public water and sanitary are not available is one (1) acre. Staff expects that anyone looking to develop a subdivision adjacent to the Village limits (which is subject to annexation) would request a rezoning upon annexation or annexation agreement before requesting subdivision approval. This Village Zoning Ordinance text amendment would apply to properties already developed or undeveloped in the County that request an annexation without a rezoning upon annexation request.

Attachments :

1. Resolution
2. Exhibit A – Zoning Ordinance Text Amendment Language (with text changes and additions shown)

## RESOLUTION FOR PLAN AND ZONING COMMISSION

### A Resolution to Amend Chapter 152 (Zoning Code) of Title XV (Land Usage) of the Village Code of Mahomet, Illinois

*(ZO Text Amendment – Translation zoning)*

- 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 for the use of land and zoning within the jurisdiction of the Village of Mahomet, Illinois; and,
- WHEREAS,** Village staff identified edits to the County to Village translation zoning regulations; and
- WHEREAS,** the Village staff prepared a Text Amendment to amend the current Zoning Ordinance (Chapter 152 of Title XV) in order to amend the County to Village translation zoning chart; and
- WHEREAS,** A Public Hearing concerning the proposed Text Amendment was held by the Village Plan and Zoning Commission on July 7, 2026 to solicit evidence and testimony from the public; and
- WHEREAS,** the Village Planner, Village Administrator, and Village Attorney provided the Village with technical and background information regarding the proposed Text Amendment; and
- WHEREAS,** the Plan and Zoning Commission met and reviewed the evidence and testimony submitted thus far and has considered all of the available factual evidence concerning the proposed Text Amendment.

**BE IT THEREFORE RESOLVED** this 7<sup>th</sup> day of July 2026 by the Plan and Zoning Commission of the Village of Mahomet, Illinois, that:

- A. The Plan and Zoning Commission **DOES / DOES NOT** hereby recommend that the Board of Trustees of the Village of Mahomet amend Chapter 152 (Zoning Code) of Title XV (Land Usage) of the Village Code of Mahomet, Illinois, as stated in the Zoning Ordinance Text Amendment, which is attached as exhibit A and incorporated herein.
- B. The Plan and Zoning Commission **DOES / DOES NOT** hereby further set forth the following findings of fact concerning the proposed Text Amendment:
1. The proposed Text Amendment will amend the County to Village translation zoning regulations.
  2. The proposed Text Amendment promotes the public safety, health, convenience, comfort, morals, prosperity, and general welfare of the community.
  3. The proposed Text Amendment is consistent with the intent of the Village Zoning Ordinance and its various provisions.
  4. The procedural requirements for amendments set forth in the current Ordinance have been met.

Village of Mahomet, Illinois

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Chair, Plan and Zoning Commission

Exhibit A – Zoning Ordinance language with strikeouts and additions (underlined> shown

152.005 DISTRICTS

(D) All land which may hereafter be incorporated into the zoning jurisdictional area of the village, whether through annexation or otherwise, shall, unless a valid pre-annexation agreement in effect at the time of annexation provides otherwise; or unless, after a public hearing, specific action by the Board of Trustees of the village provides otherwise, automatically be classified from its present or most recent classification under the County Zoning Ordinance, to a classification under the Village Zoning Ordinance (this chapter), as determined by the Village Administrator and which use of the land most generally conforms to the intent of the following table.

<b><i>Former Zoning District Champaign County</i></b>	<b><i>New Zoning District Village of Mahomet</i></b>
AG-1, Agricultural	AG Agriculture
AG-2, Agricultural	<del>R-1A Single-Family Residential</del> <u>AG Agriculture</u>
CR, Conservation-Recreation	AC, Conservation
CR, Conservation-Recreation	F, Forest Preserve
R-1 Single Family Residence	R-1B Single-Family Residential
R-2 Single Family Residence	R-1C Single-Family Residential
R-3 Two-Family Residence	R-2 Two-Family Residential
R-4 Multiple Family Residence	R-3A Multiple- Family Residential
B-2 Neighborhood Business	C-1 Neighborhood Business
B-3 Highway Business	C-2 General Commercial
B-4 General Business	C-2 General Commercial
B-5 Central Business	C-2 General Commercial
I-1 Light Industry	I-2 General Industrial
I-2 Heavy Industry	I-2 Industrial