



**Plan and Zoning Commission
6:00 p.m. Tuesday, March 5, 2024
Village of Mahomet - Administrative Office**

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 either in person during business hours or by placing the hard copy in the drop box outside of the Administrative Office (503 E. Main Street, Mahomet) before 2:00 pm on March 5, 2024 or by email submission to Abby Heckman, aheckman@mahomet-il.gov no later than 4:00 pm on March 5, 2024 to ensure placement of such comments in the official record of the meeting.
- 4. MINUTES:** January 2, 2024
- 5. RESOLUTION(S) and MOTION(S) (TO BE ACTED UPON):**
ZA2024-01: 2024 OFFICIAL ZONING MAP
A RESOLUTION CONCERNING APPROVAL AND PUBLICATION OF THE 2024 OFFICIAL ZONING MAP
- 6. COMMISSIONER / STAFF COMMENTS:**

NEXT PZC MEETING – Tuesday April 2, 2024
- 7. ADJOURN**

PLAN AND ZONING COMMISSION
MEETING MINUTES - DRAFT
January 2, 2024

CALL TO ORDER: The meeting was called to order at 6:10pm on Tuesday January 2, 2024.

ROLL CALL:

Members Present: Mike Buzicky, , Chad Graham, Philip Schaefer and

Members Absent: Bob Buchanan, Robert DeAtley, Mandi Simeone and Steve Briney

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

A quorum was not present at the meeting and therefore not action was taken and the meeting was adjourned at 6:11pm.

Respectfully,
Abby Heckman, Village Planner



**Plan and Zoning Commission
Staff Report
Meeting March 5, 2024**

FROM: Abby Heckman, Village Planner

CASE: Approval of the updated Official 2024 Zoning Map

ACTION: Recommendation to the Board of Trustees

ATTACHMENT: 2024 Official Zoning Map - Village of Mahomet, Illinois

BACKGROUND:

In accordance with the Illinois Compiled Statutes, the Village is required to publish an updated and current zoning map, no later than March 31st of each year. The Champaign County GIS Consortium recently completed the new zoning map entitled "2024 Official Zoning Map - Village of Mahomet, Illinois." The new zoning map is current to December 31, 2023 and incorporates zoning classification, annexation and subdivision related information for the Village from the previous year.

In 2023, the Village processed and adopted four (4) rezonings. The rezonings included properties within Hunters Ridge Seventh Subdivision, Prairieview Commons First Subdivision, the MEND development and the southwest corner of Prairieview Road and oak Street.

Upon adoption by the Village Board, the map entitled "2024 Official Zoning Map - Village of Mahomet, Illinois" will become the Official Zoning Map of the Village.

VILLAGE STAFF RECOMMENDATION:

Staff recommends that the Plan and Zoning Commission review the updated zoning map and adopt the attached Resolution to recommend that the Board of Trustees approve the updated 2024 Official Zoning Map for the Village.

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

- 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 land use designations and policies as set forth in Zoning Districts within the Corporate Limits of the Village; and,
- WHEREAS,** the Village is required to publish “a map clearly showing the existing zoning uses, divisions, restrictions, regulations and classifications of such for the preceding calendar year”, no later than March 31st of each year; and,
- WHEREAS,** the Village previously published a map entitled “2023 Official Zoning Map - Village of Mahomet, Illinois” as its Official Zoning Map; and,
- WHEREAS,** the Village of Mahomet Official Zoning Map has been updated to reflect annexations, rezonings, subdivisions and other changes which have taken place over the past year; and,
- WHEREAS,** the Village Planner and staff have reviewed the 2024 Official Zoning Map and recommended approval of the updated map; and,
- WHEREAS,** the Plan and Zoning Commission met and reviewed the 2024 Official Zoning Map as submitted.

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

1. The Plan and Zoning Commission does hereby recommend the Board of Trustees **approve/disapprove** and **adopt/not adopt** the map, entitled, “2024 Official Zoning Map - Village of Mahomet, Illinois”, pursuant to Chapter 65, division 5, Section 11-13-19 of the Illinois Municipal Code (65 ILCS 5/11-13-19) as the Official Zoning Map of the Village of Mahomet.
2. The Plan and Zoning Commission does hereby recommend that Board of Trustees direct that the Official Zoning Map be published and made available to the public, as required by statute.

Chair, Plan and Zoning Commission

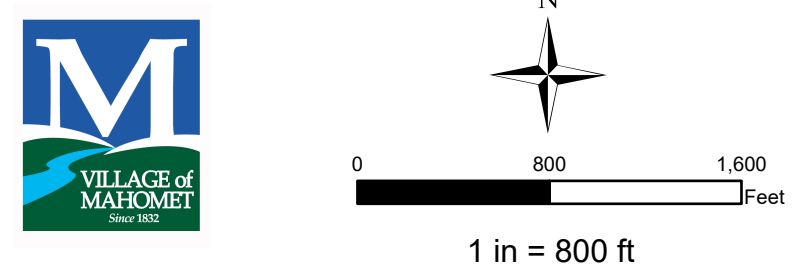
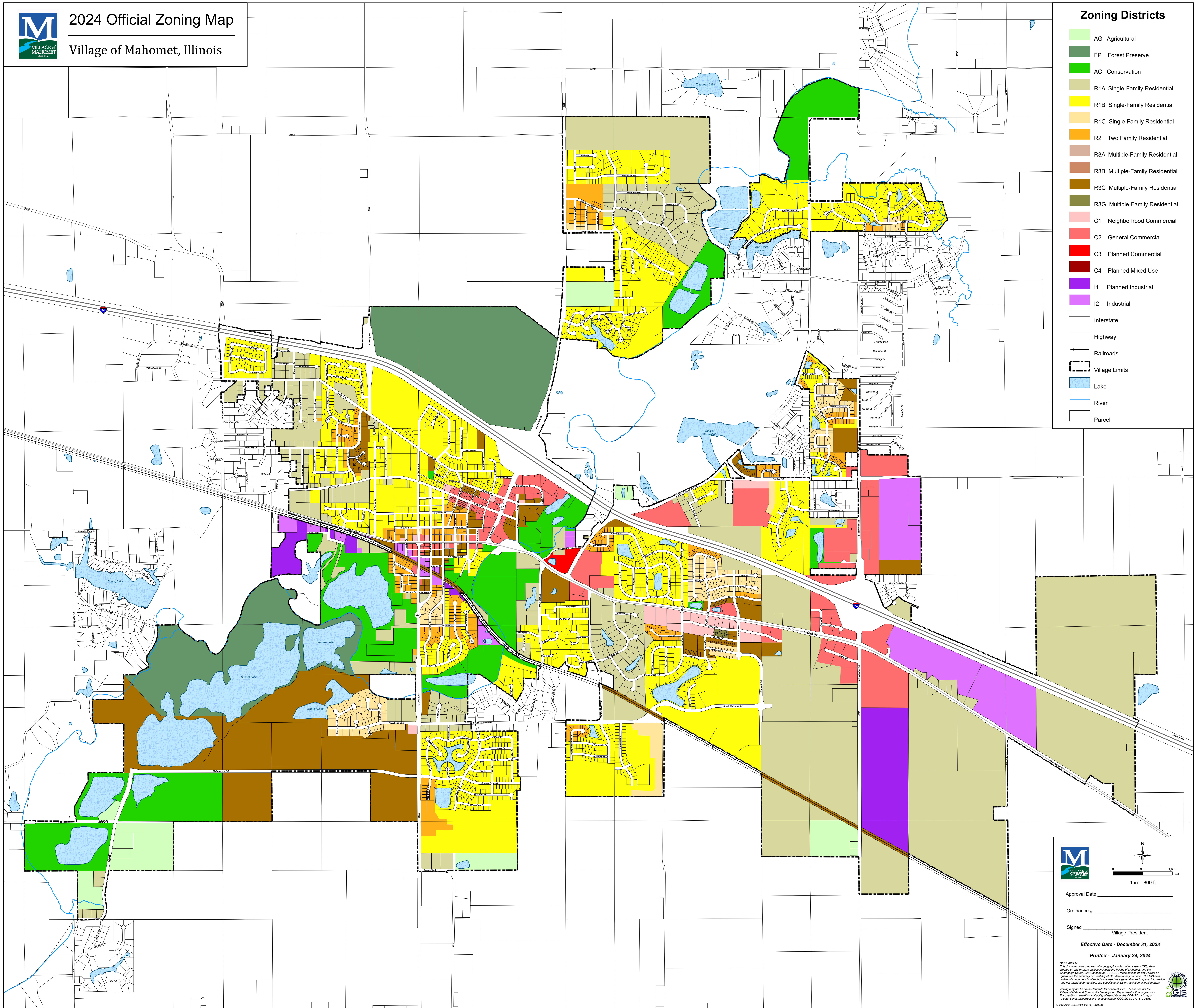


2024 Official Zoning Map

Village of Mahomet, Illinois

Zoning Districts

- AG Agricultural
- FP Forest Preserve
- AC Conservation
- R1A Single-Family Residential
- R1B Single-Family Residential
- R1C Single-Family Residential
- R2 Two Family Residential
- R3A Multiple-Family Residential
- R3B Multiple-Family Residential
- R3C Multiple-Family Residential
- R3G Multiple-Family Residential
- C1 Neighborhood Commercial
- C2 General Commercial
- C3 Planned Commercial
- C4 Planned Mixed Use
- I1 Planned Industrial
- I2 Industrial
- Interstate
- Highway
- Railroads
- Village Limits
- Lake
- River
- Parcel



Approval Date _____

Ordinance # _____

Signed _____
Village President

Effective Date - December 31, 2023

Printed - January 24, 2024

DISCLAIMER: This document was prepared with geographic information system (GIS) data created for one or more cities including the Village of Mahomet, and the Village of Mahomet does not warrant the accuracy or suitability of GIS data for any purpose. The GIS data with this document 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. Zoning may not be co-located with lot or parcel lines. Please contact the Village of Mahomet Community Development Department with any questions. For questions regarding availability of GIS data or the CCID/CID, or to request a data connection, please contact CCID/CID at 217.879.3035.

LAST UPDATED January 24, 2024 BY CCID/CID