



**Plan and Zoning Commission**  
**6:00 p.m. Tuesday December 2, 2025**  
**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:** November 4, 2025

**5. PUBLIC HEARING(s)**

ZA2025-03: LIVING WORD OMEGA MESSAGE CHURCH (OWNER)

A RESOLUTION CONCERNING A REZONING FOR 13.15± ACRES OF LAND FROM R-1A / R-1B SINGLE-FAMILY RESIDENTIAL TO AG AGRICULTURAL DISTRICT LOCATED ON THE EAST SIDE OF N LOMBARD STREET APPROXIMATELY 1000FT SOUTH OF THORNEWOOD DRIVE, COMMONLY KNOWN AS 1202 N LOMBARD STREET

ZA2025-04: DALCO DESIGN BUILD (PETITIONER) AND LANE EVANS DESIGN BUILD (OWNER)

A RESOLUTION CONCERNING A REZONING FOR 12± ACRES OF LAND FROM R-1A SINGLE-FAMILY RESIDENTIAL TO R-1B SINGLE-FAMILY RESIDENTIAL AND R-1C SINGLE-FAMILY RESIDENTIAL DISTRICTS LOCATED ON THE SOUTH SIDE OF THORNEWOOD DRIVE APPROXIMATELY 650 FT EAST OF THE LOMBARD STREET AND THORNEWOOD DRIVE INTERSECTION

ZONING ORDINANCE TEXT AMENDMENT

A RESOLUTION CONCERNING TEXT AMENDMENTS RELATED TO AG AGRICULTURAL DISTRICT PERMITTED AND CONDITIONAL USES, C-1 NEIGHBORHOOD COMMERCIAL DISTRICT CONDITIONAL USES, AND RELATED DEFINITIONS.

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

ZA2025-03: LIVING WORD OMEGA MESSAGE CHURCH (OWNER)

A RESOLUTION CONCERNING A REZONING FOR 13.15± ACRES OF LAND FROM R-1A / R-1B SINGLE-FAMILY RESIDENTIAL TO AG AGRICULTURAL DISTRICT LOCATED ON THE EAST SIDE OF N LOMBARD STREET APPROXIMATELY 1000FT SOUTH OF THORNEWOOD DRIVE, COMMONLY KNOWN AS 1202 N LOMBARD STREET

ZA2025-04: DALCO DESIGN BUILD (PETITIONER) AND LANE EVANS DESIGN BUILD (OWNER)  
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RESIDENTIAL TO R-1B SINGLE-FAMILY RESIDENTIAL AND R-1C SINGLE-FAMILY RESIDENTIAL DISTRICTS  
LOCATED ON THE SOUTH SIDE OF THORNEWOOD DRIVE APPROXIMATELY 650 FT EAST OF THE  
LOMBARD STREET AND THORNEWOOD DRIVE INTERSECTION

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AND CONDITIONAL USES, C-1 NEIGHBORHOOD COMMERCIAL DISTRICT CONDITIONAL USES, AND  
RELATED DEFINITIONS.

**7. COMMISSIONER / STAFF COMMENTS:**

2026 PZC / BOA MEETING AND APPLICATION DEADLINE SCHEDULE

NEXT PZC MEETING – Tuesday January 6, 2026

**8. ADJOURN**



**Plan and Zoning Commission  
Staff Report  
Meeting December 2, 2025**

**FROM:** Abby Heckman, Village Planner

**PROJECT:** Rezoning – ZA2025-03 (continued from November 4, 2025)

**PETITIONER:** Living Word Omega Message Church (owner)

**PUBLIC HEARING / PROCEDURAL ISSUES:**

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 Plan and Zoning Commission (PZC) is required to hold a public hearing upon request for a Zoning Map Amendment. The public hearing was opened on November 4, 2025, at 6:00pm. The public hearing was continued to December 2, 2025 to allow the applicant time to address concerns related to possible animal agriculture uses. Public notice was published in the News-Gazette on October 18, 2025. Courtesy 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 and RECOMMENDATION TO BOARD OF TRUSTEES (BOT)**



**SITE LOCATION / DETAILS:** The rezoning request includes 13.15± acres of land. Current zoning on the subject property is R-1A/R-1B Single-Family Residential district. The proposed zoning is AG Agricultural district. The property owner would like to rezone the subject property to allow agricultural uses to establish with the existing church use. The subject property is located on the east side of N Lombard Street approximately 1000 ft south of Thornewood Drive, commonly known as 1202 N Lombard Street.

The subject property is within an area that could be described as a rural alcove surrounded by Thornewood and Briar Cliff Subdivisions. The church is looking to maintain the rural character of this area and to allow the church to utilize their land for agricultural purposes that would benefit the church.

**BACKGROUND:** The subject property is lot 2 of the Living Word Omega Message Church Subdivision. The portion of the lot that is currently zoned R-1A was annexed into the Village in 2024 as part of the subdivision process along with the 12AC lot to the north. The portion of the lot currently zoned R-1B was annexed into the Village in 1995 along with the 20AC lot to the south. The property is currently split zoned due to timing of annexations and translation zoning in place at the time of each annexation. The subject property has an existing church use and associated accessory uses and structures.

If the rezoning request is approved, the agricultural use would be able to exist along with the church use as both uses would be permitted in an AG district.

**CONFORMANCE TO COMPREHENSIVE PLAN:** The Village of Mahomet 2016 Comprehensive Plan currently designates this site as part of the North IL 47 Gateway functional framework area which is characterized by residential subdivisions surrounded by farmland and natural areas. Future development is envisioned as residential and neighborhood commercial uses in this general area. The Comprehensive Plan Land Use Plan shows Single Family residential on this site and adjacent lands. The Comprehensive Plan urges development which is compatible with adjacent existing and future land uses.

The rezoning request could be considered consistent as single-family uses are permitted within the AG Agricultural district (1 AC minimum lot size). A single-family detached recommendation in the Comprehensive Plan would in most cases be in line with one of our single-family residential districts (R-1A, R-1B, R-1C but since the AG district does allow single-family uses and this area is adjacent to AG zoning to the south, a County home business property to the north and County Ag land to the west the rezoning request could be considered consistent with recommendations related to adjacent existing uses. The rezoning request is a down zone and any future residential development (of lots smaller than 1AC) would require a rezoning. The LaSalle factors along with recommendations in the Comprehensive Plan should be taken into consideration.

**LAND USE AND ZONING:**

Direction	Current Land Use	Current Zoning
On-Site	Church	R-1A / R-1B Single-Family Residential
North	County Home Business (Classic Plumbing) / Undeveloped	County AG-2 R-1A Single-Family Residential
South	Undeveloped / Agriculture	AG Agricultural
East	Residential (Thornewood) / SVPWD utility	R-1B Single-Family Residential R-1A Single-Family Residential
West	Undeveloped / Agriculture	County AG-1 and AG-2

**CONFORMANCE TO ZONING ORDINANCE:** The intent of the AG Agricultural zoning district is to provide for limited areas of agricultural activity and for activities associated with a rural setting. The request is consistent with the intent of the proposed AG zoning classification which allows the establishment of church, residential and agricultural uses.

The site is already developed as a church property, a change to agricultural zoning would allow the church to utilize the large property for both the church and agricultural use. Minimal development, if any, would be expected with this zoning change. A church use is available in all Village zoning districts with the exception of AC Conservation district.

**POLICE / FIRE PROTECTION:** The Village Police Department currently provides police protection and is approximately 1.7 miles from the site. The property is within the Cornbelt Fire Protection District and is approximately 1.5 miles from the site.

**SANITARY SEWER AND WATER FACILITIES:** The subject property is within the service area of Sangamon Valley Public Water District. The Village of Mahomet water and sanitary service area is located on the west side of IL-47 in this area. Expansion of public water and sanitary are not expected with a change to an agricultural zoning district. Residential areas to the north and south of this site are served by public water and sanitary services therefore it is reasonable to assume that it would be feasible to expand services to the site with future development or conversion of the property.

**STREETS AND SIDEWALKS:** The subject property has existing access from IL-47. Sidewalk installation was deferred with the recent subdivision approval that created the subject property. No change to access is expected with this rezoning. Driveway access from IL-47 is under the jurisdiction of IDOT.

**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:** Village staff supports approval of the rezoning request but public input and other information presented by the applicant at the public hearing should be taken into consideration.

**ATTACHMENTS:**

- A) Draft Resolution
- B) Related Zoning Ordinance text
- C) Application

## RESOLUTION FOR PLAN AND ZONING COMMISSION

**Concerning Amending the Zoning Classification for 13.15± acres of land located on the east side of N Lombard Street approximately 1000ft south of Thornewood Drive, commonly known as 1202 N Lombard Street from R-1A and R-1 Single Family Residential districts to AG Agricultural district.**

- 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, Living Word Omega Message Church, has requested a zoning map amendment for the subject property from R-1A and R-1B Single-Family Residential to AG Agricultural; and,
- WHEREAS,** the subject property is located on the east side of N Lombard Street approximately 1000ft south of Thornewood Drive; and,
- WHEREAS,** the legal description for the property to be rezoned is as follows:
- Lot 2 of Living Word Omega Message Church Subdivision as per plat recorded July 5, 2024, as Document No. 2024R09831, situated in Champaign County, Illinois.
- WHEREAS,** a Public Hearing concerning the proposed rezoning was held on November 4, 2025 and December 2, 2025 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 December, 2025 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.
15. Adequate provisions for stormwater drainage **ARE / ARE NOT** available for this site.
16. The proposed zoning **WILL / WILL NOT** adversely impact police protection or fire protection.
17. The proposed zoning **WILL / WILL NOT** significantly adversely impact schools or other public facilities.
18. The proposed zoning **WILL / WILL NOT** conflict with existing public commitments for planned public improvements.
19. The proposed zoning **WILL / WILL NOT** adversely influence living conditions in the immediate vicinity.
20. The proposed zoning **WILL / WILL NOT** preserve the essential character of the neighborhood in which it is located.
21. The proposed change **WILL / WILL NOT** significantly alter the population density pattern.
22. The value of adjacent property **WILL / WILL NOT** be diminished by the proposed zoning.
23. The proposed zoning **WILL / WILL NOT** enhance the value of the petitioner's property.
24. The proposed zoning **WILL / WILL NOT** constitute an entering wedge affecting the use or development of adjacent property.



25. If denied, the petitioner **WILL / WILL NOT** suffer deterioration to his or her property value.
26. The proposed zoning **DOES / DOES NOT** correct an error in the original zoning of this site.
27. If the property is currently vacant, the length of time the property has remained vacant as zoned **HAS / HAS NOT** been considered in the context of land development in the area and in the vicinity of the subject property.
28. The proposed change in zoning **WILL / WILL NOT** result in private investment that would be beneficial to the development or redevelopment of a vacant property or deteriorated neighborhood.
29. There **IS / IS NOT** a need in the community for additional land within the requested zoning district.
30. The proposed zoning **WILL / WILL NOT** adversely impact agricultural farming operations in the vicinity of this site.
31. The proposed rezoning **IS / IS NOT** consistent with Village Comprehensive Plan policies concerning the protection of prime farmland when appropriate.
32. The proposed rezoning **WILL / WILL NOT** result in long term adverse environmental consequences to natural areas and wildlife habitat.
33. The LaSalle Factors for evaluation of zoning decisions **HAVE / HAVE NOT** been considered during the review of this proposed rezoning request.
34. \_\_\_\_\_

- B. The Plan and Zoning Commission does hereby recommend that the Board of Trustees of the Village of Mahomet **GRANT / DENY** the requested zoning map amendment for the subject property from R-1A and R-1B Single-Family Residential to AG Agricultural district.

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

## § 152.002 DEFINITIONS.

**AGRICULTURAL ACTIVITY.** The growing, harvesting and storage of crops, including legumes, hay, grain, fruit or vegetables, truck gardening, floriculture, horticulture, mushroom growing, orchards, forestry; and the keeping, raising and feeding of livestock or poultry (except commercial feed lots), including dairy, poultry, swine, sheep, beef cattle, pony and horse production.

**COMMERCIAL FEEDLOT.** A yard, corral, pen or other area wherein cattle, horses, sheep, goats, swine or other large animals are raised and maintained in close quarters for the purpose of feeding and growth of livestock for shipment to market prior to slaughter.

## § 152.020 AG AGRICULTURAL DISTRICT.

The primary purpose of the AG Agriculture District is to provide for limited areas of agricultural activity and for activities associated with a rural setting.

### (A) Permissive uses:

- (1) Agricultural activity;
- (2) Single-family dwelling;
- (3) Park or forest preserve;
- (4) Church;
- (5) Public school, elementary and high, or private school having a curriculum equivalent to a public elementary or public high school and having no rooms regularly used for housing or sleeping purposes;
- (6) Golf course except miniature course or driving range;
- (7) Roadside stand for the display or sale of agricultural products raised on the premises;
- (8) Greenhouse or nursery; and
- (9) Large-scale residential development.

### (B) Conditional uses:

- (1) Extraction of coal, sand and gravel;
- (2) Airport;

- (3) Public building erected by any governmental agency;
- (4) Hospital, nursing home and educational, religious and philanthropic institution on sites of not less than five acres;
- (5) Mobile home court;
- (6) Radio and television towers and public utility substations;
- (7) Sanitary landfill;
- (8) Sewage treatment facility;
- (9) Fertilizer processing, blending and sales;
- (10) Riding stables, veterinary hospitals or the keeping of small animals; provided that any building or enclosure housing animals shall be located at least 100 feet from all property lines; and
- (11) Grain elevator or similar storage structures, including buildings for seasonal or temporary storage of grain, whenever the elevator and temporary storage are located upon or adjacent to a railroad right-of-way.

§ 152.022 R-1A SINGLE-FAMILY RESIDENTIAL DISTRICT.

The purpose of the R-1A Single-Family Residential District is to provide for detached single-family dwellings with related uses on larger sized lots within a low density setting.

(A) Permissive uses:

- (1) Single-family dwelling;
- (2) Public park or playground;
- (3) Church;
- (4) Public school, elementary and high, or private school having a curriculum equivalent to a public elementary or public high school and having no rooms regularly used for housing or sleeping purposes;
- (5) Golf course except miniature course or driving range;
- (6) Large-scale residential development; and
- (7) Community Living Facility Dwelling, Category I.

(B) Conditional uses:

- (1) Privately operated lake, swimming pool or tennis court on site of not less than five acres;
- (2) Public building erected by any governmental agency;
- (3) Hospital, nursing home and educational, philanthropic or religious institution on site of not less than five acres, provided not more than 50% of the site area may be occupied by buildings, and provided further that the building shall be set back from all required yard lines an additional foot for each foot of building height;
- (4) Nursery, pre-kindergarten, kindergarten, play, special and other private school or day care center;
- (5) Private recreational facility where buildings do not occupy more than 10% of the site area;
- (6) Greenhouse or nursery; and
- (7) Public utility substations.

(Ord. passed 7-23-2002; Ord. 17-09-02, passed 9-26-2017)

§ 152.023 R-1B SINGLE-FAMILY RESIDENTIAL DISTRICT.

The purpose of the R-1B Single-Family Residential District is to provide for detached single-family dwellings with related uses on standard sized lots. The R-1B District is intended to be the primary district customarily used for single-family residential uses under most situations.

(A) Permissive uses:

- (1) Single-family dwelling;
- (2) Public park or playground;
- (3) Church;
- (4) Public school, elementary and high, or private school having a curriculum equivalent to a public elementary or public high school and having no rooms regularly used for housing or sleeping purposes;
- (5) Golf course;

(6) Large-scale residential development; and

(7) Community Living Facility Dwelling, Category I.

(B) Conditional uses:

(1) Public building erected by any governmental agency;

(2) Hospital, nursing home and educational, philanthropic or religious institution on site of not less than five acres, provided further that the building shall be set back from all required yard lines an additional foot for each foot of building height;

(3) Nursery, pre-kindergarten, kindergarten, play, special and other private school or day care center;

(4) Greenhouse or nursery;

(5) Antique stores when located in a residential structure which is operator-occupied, where OPERATOR shall mean the owner of the establishment or the owner's agent, provided that not more than 50% of the gross floor area of the residential structure be devoted to the use of the antique store, provided further that the remaining 50% be devoted to the residential use of the structure, provided further that no more than one non-illuminated sign, not exceeding four square feet may be erected on the property;

(6) Tea rooms when located in a residential structure which is operator-occupied, where OPERATOR shall mean the owner of the establishment or the owner's agent, provided that not more than 50% of the gross floor area of the residential structure be devoted to the use of the tea room, provided further that the remaining 50% be devoted to the residential use of the structure, provided further that no more than one non-illuminated sign, not exceeding four square feet may be erected on the property;

(7) Bed and breakfast establishments, provided that one off-street parking space per guest room rented out is provided in addition to the required spaces for the residential use, provided further that no more than one non-illuminated sign, not exceeding four square feet, and not including the words "hotel" or "motel" may be erected on the property; and

(8) Public utility substations.



P: (217)586-4456 EXT. 123	503 E Main Street PO Box 259
	Mahomet, IL 61853
E: comdev@mahomet-il.gov	<a href="http://www.mahomet-il.gov">www.mahomet-il.gov</a>

## Project Overview

#1763722

**Project Title:** Rezone Lot #2 of Living Word Omega Message Church Subdivision

**Jurisdiction:** Village of Mahomet

**Application Type:** Request for Zoning Amendment

**State:** IL

**Workflow:** PZC Review

**County:** Champaign

## Contact Information

### Applicant Information

Wayne Wickboldt  
Living Word Omega Message Church  
1202 N Lombard St  
Mahomet, IL 61853  
P:815-354-6800  
[lwom@pm.me](mailto:lwom@pm.me)

**Property Interest of Applicant:** Owner

### Owner Information

Wayne Wickboldt  
Living Word Omega Message Church  
1202 N Lombard St  
Mahomet, IL 61853  
P:815-354-6800  
[lwom@pm.me](mailto:lwom@pm.me)

## Location Information

**Project Address / Parcel ID (tax id):** 1202 N Lombard St, Mahomet, IL 61853 (151310226018)

**Township where subject property is located:** Mahomet

**Lot Area (in square feet):** 581581.96

## Land Use and Zoning

**Are you requesting a rezoning upon annexation to the Village of Mahomet?:** No

**County Zoning:**

**Proposed Zoning:** AG Agricultural District

**Present Land Use:** Church / Agriculture

**Present Land Use - Please elaborate further:**

**Proposed Land Use:** Agriculture

**Proposed Land Use - Please elaborate further:**

## North

**North - Surrounding Zoning:** R-1A Single-Family Residential District

**NSZ - County Zoning:**

**North - Surrounding Land Use:** Agriculture

## South

**South - Surrounding Zoning:** AG Agricultural District

**SSZ - County Zoning:**

**South - Surrounding Land Use:** Agriculture

## East

**East - Surrounding Zoning:** R-1A Single-Family Residential District

**East - Surrounding Land Use:** Single-Family Residential

**ESZ - County Zoning:**

## West

**West - Surrounding Zoning:** County Zoning

**West - Surrounding Land Use:** Agriculture

**WSZ - County Zoning:** AG

## Zoning Amendment Request Information

### Legal Description - Detailed Description of Rezoning Request:

Please see attached document. We are requesting a rezoning from R-1B to AG. This change brings this Lot #2 into conformity with past, present, and future usage, plus brings consistency to the overall usage of the land south, west, and north of this property.

**Please explain fully:**

**If yes, how?:**

**Please explain why the subject property is not planned to be improved:** This has been agricultural land that is going to continue to be used as an agricultural property, and the current plans are to maintain the existing uses with church and agriculture.

**What improvements are planned:**

**If no, please explain:** The land will continue to be used as agricultural land into the foreseeable future.

**Please elaborate:** Yes, this is in harmony with the neighborhood and will simply align better with the historical and current use of the land.

**Have there been major land changes since the zoning was applied (i.e. new expressway, new development, etc?):** No

**Please elaborate:**

**Please elaborate:**

**Please elaborate:**

**Please elaborate:**

**Is there an error in the current zoning to be corrected by the proposed zoning change?:** No

**Does any violation of the Village of Mahomet's Zoning Ordinance (or Champaign County Zoning Ordinance when applicable) exist on the property at this time?:** No

**Is the subject property planned to be improved:** No

**When?:**

**What will be the actual use of the improvements:**

**Will granting 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

**Other circumstance which justify the amendment (Explain Fully):**

Before the property was annexed into the Village of Mahomet, and when it was originally developed, it was classified as Agriculture. The best description and use of this land has continuously fit best with agricultural zoning, so we are requesting the zoning change to align with the usage of the entire property. The Agricultural Zoning Ordinance allows for both farming and the existence of a church on the property.

**If no, please explain:** The R-1B zoning was applied upon annexation as a conversion from AG-2. The land has continuously been in agriculture as well as having a church on the property..

**Would the proposed change create an isolate district unrelated to adjacent land use or zoning?:** No

**Can the owner of the property realize an economic benefit from uses in accordance with existing zoning:** No

**Are there other sites available already zoned for the proposed use:** No

**Additional Comments:**

## Legal Ad Fees Acknowledgement

### Legal AD Fee Requirements:

By typing your full name, you are confirming you are aware that a legal advertisement will be submitted to the newspaper related to the case and that you are responsible for the cost of the legal advertisement. The legal advertisement cost will need to be paid prior to presentation to the PZC.

**Enter Your Full Name:** Living Word Omega Message Church

## GIS Verified Data

### PIN: Parcel

- 1202 N Lombard St, Mahomet, IL 61853: 151310226018

### Subdivision: Subdivisions

- 1202 N Lombard St, Mahomet, IL 61853: Living Word Omega Message Church Sub

### Zoning: Zoning

- 1202 N Lombard St, Mahomet, IL 61853: R1B

### Address:

### Lot: Lots

- 1202 N Lombard St, Mahomet, IL 61853: 2

### Floodplain:





**Plan and Zoning Commission  
Staff Report  
Meeting December 2, 2025**

**FROM:** Abby Heckman, Village Planner

**PROJECT:** Rezoning – ZA2025-04

**PETITIONER:** Lane Evans Design Build (owner) and Dalco Design Build (applicant)

**PUBLIC HEARING / PROCEDURAL ISSUES:**

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 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 December 2, 2025, at 6:00pm. Public hearings can be closed or continued to another meeting without any action on the case. Public notice was published in the News-Gazette on November 15, 2025. Courtesy 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.

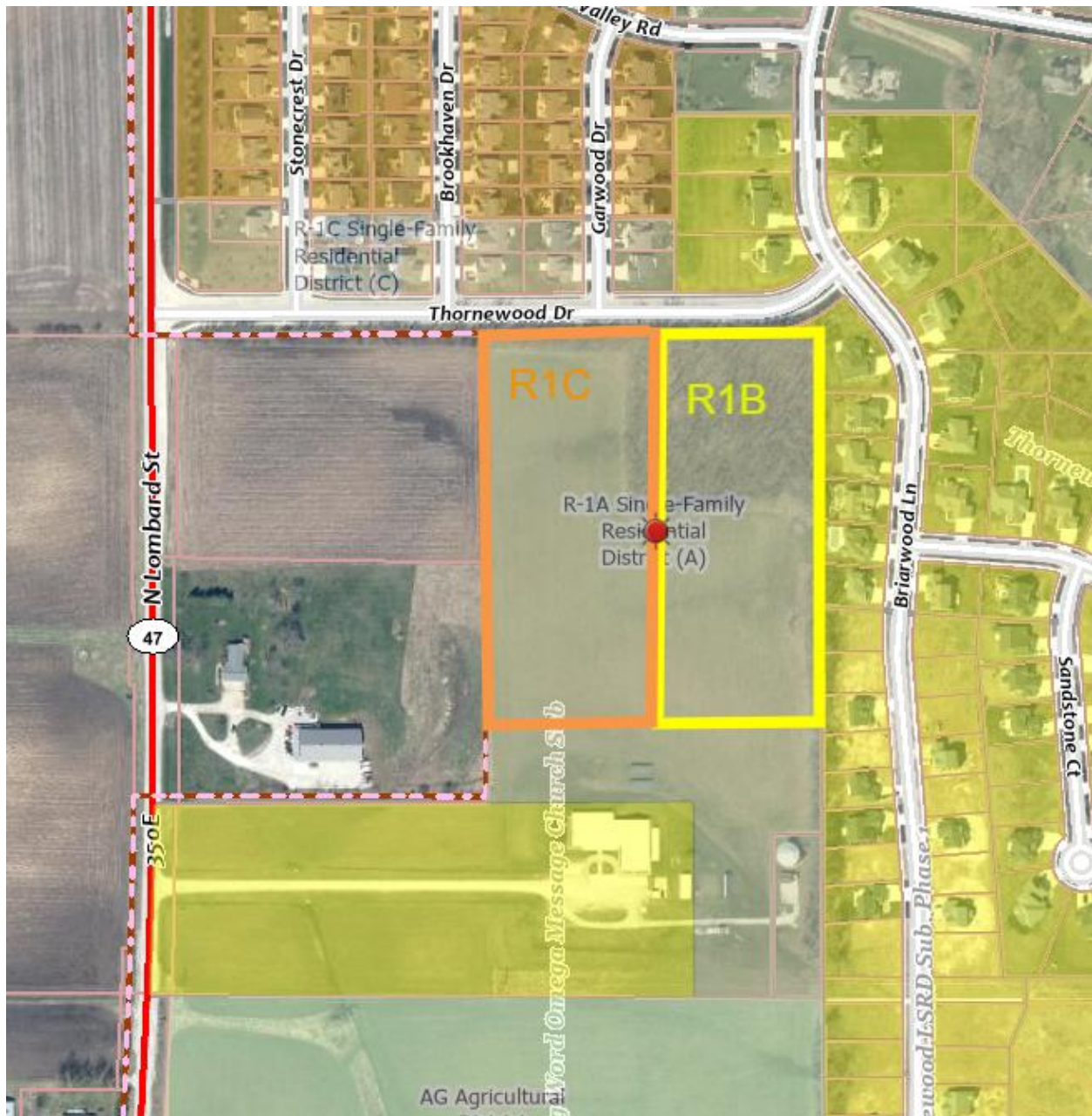
**REQUESTED ACTION: PUBLIC HEARING and RECOMMENDATION TO BOARD OF TRUSTEES (BOT)**

**SITE LOCATION / DETAILS:** The rezoning request includes 12± acres of land. Current zoning on the subject property is R-1A Single-Family Residential district. The proposed zoning is 6.06± acres of R-1B Single-Family Residential and 5.94± acres of R-1C Single-Family Residential districts. The property owner would like to rezone the subject property to allow for the development of a residential subdivision. The subject property is located on the south side of Thornewood Drive approximately 650 ft east of the Lombard Street and Thornewood Drive intersection. The applicant has provided a rendering generally showing the expected layout of a future subdivision. Future development must comply with subdivision ordinance requirements in place at the time of development as well as the minimum development standards for lots within the zoning districts.

**BACKGROUND:** The subject property is lot 1 of the Living Word Omega Message Church Subdivision. The property was annexed into the Village in 2024. The property has historically been farmed.

**CONFORMANCE TO COMPREHENSIVE PLAN:** The Village of Mahomet 2016 Comprehensive Plan currently designates this site as part of the North IL 47 Gateway functional framework area which is characterized by residential subdivisions surrounded by farmland and natural areas. Future development is envisioned as residential in this general area. The Comprehensive Plan Land Use Plan shows Single Family residential on this site and adjacent lands. The Comprehensive Plan urges development which is compatible with adjacent existing and future land uses. The rezoning request is consistent with recommendations in the Comprehensive Plan.

**CONFORMANCE TO ZONING ORDINANCE:** The intent of the R1B and R1C Single-Family Residential districts is to provide for detached single-family dwellings with related uses on standard and medium sized lots. The request is consistent with the intent of the proposed R1B and R1C zoning classifications which would allow development of a residential subdivision with lots that are consistent with minimum lot standards.



**LAND USE AND ZONING:**

Direction	Current Land Use	Current Zoning
On-Site	Undeveloped / Agriculture	R-1A Single-Family Residential
North	Residential (Thornewood)	R-1B Single-Family Residential R-1C Single-Family Residential
South	Church SVPWD utility	R-1A/R-1B Single-Family Residential R-1A Single-Family Residential
East	Residential (Thornewood)	R-1B Single-Family Residential
West	County Home Business (Classic Plumbing) Undeveloped / Agriculture	County AG-2

**POLICE / FIRE PROTECTION:** The Village Police Department currently provides police protection and is approximately 1.7 miles from the site. The property is within the Cornbelt Fire Protection District and is approximately 1.5 miles from the site.

**SANITARY SEWER AND WATER FACILITIES:** The subject property is within the service area of Sangamon Valley Public Water District. Residential areas to the north and east of this site are served by public water and sanitary services therefore it is reasonable to assume that it would be feasible to expand services to the site with future subdivision development.

**STREETS AND SIDEWALKS:** The subject property has existing frontage on Thornewood Drive. Thornewood Drive has existing sidewalks along the frontage of the property. Any future public road entrance to the property must line up with the existing location of Garwood Drive to the north. There is an existing recorded agreement which requires the developer of this property to reimburse the developer of Thornewood Drive for costs associated with the full width installation of Thornewood Drive infrastructure.

**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.

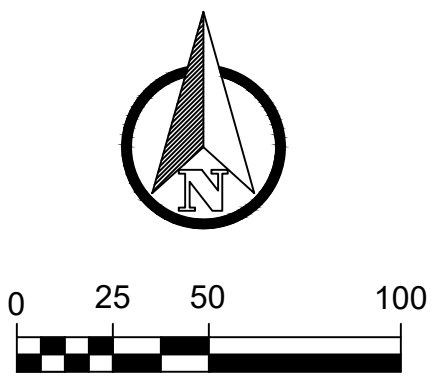
**STAFF RECOMMENDATION:** Village staff supports approval of the rezoning request, but public input and other information presented by the applicant at the public hearing should be taken into consideration.

**ATTACHMENTS:**

- A) Proposed future subdivision layout drawing
- B) Draft Resolution
- C) Application



File Name: S:\000 Projects\549 Ryan Dallas Real Estate\54925001 ThorneWood Sub\CAD\54925001 prelim2 zoning.dwg



REV. #		REV. DATE:		REVISION MADE:	
DATE:		09/04/25		SCALE: AS SHOWN	
FIELD BOOK: -----		DRAWN BY: MAM			
CHECKED BY: MAM					
<div>PRECISION ENGINEERING GROUP, INC. P.O. BOX 784 CHAMPAIGN, IL 61824-0784 PHONE: 217.202.8049 CIVIL ENGINEERING - LAND SURVEYING ILLINOIS DESIGN FIRM REGISTRATION NO. 184007583</div>					
PRELIMINARY LOT CONFIGURATION					
DALLAS THORNEWOOD TRACT PART OF SEC. 10, T.20 N., R. 7 E., 3rd P.M. MAHOMET, ILLINOIS					FILE # 54925001
					SHEET 1 OF 1



## RESOLUTION FOR PLAN AND ZONING COMMISSION

**Concerning Amending the Zoning Classification for 12± acres of land located on the south side of Thornewood Drive approximately 650 ft east of the Lombard Street and Thornewood Drive intersection from R-1A Single Family Residential to R-1B 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, Lane Evans Design Build and Dalco Design Build, has requested a zoning map amendment for the subject property from R-1A Single-Family Residential to R-1B Single-Family Residential and R-1C Single-Family Residential; and,

**WHEREAS,** the subject property is located on the south side of Thornewood Drive approximately 650 ft east of the Lombard Street and Thornewood Drive intersection; and,

**WHEREAS,** the legal description for the property to be rezoned is as follows:

R-1B District (6.06± AC)

A Part of the Northeast Quarter of Section 10, Township 20 North, Range 7 East of the Third Principal Meridian, Champaign County, IL., and more particularly described as follows: Beginning at the Northeast Corner of said Section 10; thence S 00° 16' 36" East along the East Line of said Northeast Quarter for 785.30 feet; thence South 89° 35' 20" West for 343.88 feet; thence North 00° 24' 41" West for 515.30 feet; thence North 89° 35' 20" East for 24.96 feet; thence North 00° 24' 41" West for 270.05 feet to the North Line of said Northeast Quarter; thence North 89° 35' 51" East along said North Line for 320.76 feet back to the Point of Beginning.

R-1C District (5.94± AC)

A Part of the Northeast Quarter of Section 10, Township 20 North, Range 7 East of the Third Principal Meridian, Champaign County, IL., and more particularly described as follows: Commencing at the Northeast Corner of said Section 10; thence South 89° 35' 51" West along the North Line of said Northeast Quarter for 320.76 feet to the Point of Beginning; thence continuing South 89° 35' 51" West for 344.39 feet; thence South 00° 12' 19" East for 785.40 feet; thence North 89° 35' 20" East for 322.26 feet; thence North 00° 24' 41" West for 515.30 feet; thence North 89° 35' 20" East for 24.96 feet; thence North 00° 24' 41" West for 270.05 feet back to the Point of Beginning.

**WHEREAS,** a Public Hearing concerning the proposed rezoning was held on December 2, 2025 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 December, 2025 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.
  15. Adequate provisions for stormwater drainage **ARE / ARE NOT** available for this site.
  16. The proposed zoning **WILL / WILL NOT** adversely impact police protection or fire protection.
  17. The proposed zoning **WILL / WILL NOT** significantly adversely impact schools or other public facilities.

18. The proposed zoning **WILL / WILL NOT** conflict with existing public commitments for planned public improvements.
19. The proposed zoning **WILL / WILL NOT** adversely influence living conditions in the immediate vicinity.
20. The proposed zoning **WILL / WILL NOT** preserve the essential character of the neighborhood in which it is located.
21. The proposed change **WILL / WILL NOT** significantly alter the population density pattern.
22. The value of adjacent property **WILL / WILL NOT** be diminished by the proposed zoning.
23. The proposed zoning **WILL / WILL NOT** enhance the value of the petitioner's property.
24. The proposed zoning **WILL / WILL NOT** constitute an entering wedge affecting the use or development of adjacent property.
25. If denied, the petitioner **WILL / WILL NOT** suffer deterioration to his or her property value.
26. The proposed zoning **DOES / DOES NOT** correct an error in the original zoning of this site.
27. If the property is currently vacant, the length of time the property has remained vacant as zoned **HAS / HAS NOT** been considered in the context of land development in the area and in the vicinity of the subject property.
28. The proposed change in zoning **WILL / WILL NOT** result in private investment that would be beneficial to the development or redevelopment of a vacant property or deteriorated neighborhood.
29. There **IS / IS NOT** a need in the community for additional land within the requested zoning district.
30. The proposed zoning **WILL / WILL NOT** adversely impact agricultural farming operations in the vicinity of this site.
31. The proposed rezoning **IS / IS NOT** consistent with Village Comprehensive Plan policies concerning the protection of prime farmland when appropriate.
32. The proposed rezoning **WILL / WILL NOT** result in long term adverse environmental consequences to natural areas and wildlife habitat.
33. The LaSalle Factors for evaluation of zoning decisions **HAVE / HAVE NOT** been considered during the review of this proposed rezoning request.
34. \_\_\_\_\_



- B. The Plan and Zoning Commission does hereby recommend that the Board of Trustees of the Village of Mahomet **GRANT / DENY** the requested zoning map amendment for the subject property from R-1A Single-Family Residential to R-1B Single-Family Residential and R-1C Single-Family Residential districts.

---

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



P: (217)586-4456 EXT. 123	503 E Main Street PO Box 259
	Mahomet, IL 61853
E: comdev@mahomet-il.gov	<a href="http://www.mahomet-il.gov">www.mahomet-il.gov</a>

## Project Overview

#1904863

**Project Title:** The Knolls at Wrenwood  
**Application Type:** Request for Zoning Amendment  
**Workflow:** RZA - Staff Review

**Jurisdiction:** Village of Mahomet  
**State:** IL  
**County:** Champaign

## Contact Information

### Applicant Information

Jilyan Landon  
Dalco Design Build  
4112 Fieldstone Rd  
Champaign, IL 61822  
P:2173690299  
[vendors@dalco.build](mailto:vendors@dalco.build)

**Property Interest of Applicant:** Partner/Developer

### Owner Information

Ren Jones  
Lane Evans Design Build  
6015 Wooster Pike  
Cincinnati, OH 45227  
P:5133991196  
[ren@laine-evans.com](mailto:ren@laine-evans.com)

## Location Information

**Project Address / Parcel ID (tax id):** 151310226017  
**Lot Area (in square feet):** 522720

**Township where subject property is located:** Mahomet

## Land Use and Zoning

**Are you requesting a rezoning upon annexation to the Village of Mahomet?:** No

**Proposed Zoning:** R-1C Single-Family Residential District

**Present Land Use - Please elaborate further:**

**Proposed Land Use - Please elaborate further:**

**County Zoning:**

**Present Land Use:** Grass Field

**Proposed Land Use:** Single-Family Residential

## North

**North - Surrounding Zoning:** R-1C Single-Family Residential District

**North - Surrounding Land Use:** Single-Family Residential

**NSZ - County Zoning:**

## South

**South - Surrounding Zoning:** R-1B Single-Family Residential District

**South - Surrounding Land Use:** Single-Family Residential

**SSZ - County Zoning:**

## East

**East - Surrounding Zoning:** R-1B Single-Family Residential District

**East - Surrounding Land Use:** Single-Family Residential

**ESZ - County Zoning:**

## West

**West - Surrounding Zoning:** AG Agricultural District

**West - Surrounding Land Use:** Agriculture

**WSZ - County Zoning:**

## Zoning Amendment Request Information

### Legal Description - Detailed Description of Rezoning Request:

Lot 1 in Living Word Omega Message Church Subdivision as per plat recorded July 5, 2024 as document number 2024R09831, Situated in Champaign County, Illinois

**Please explain fully:**

**If yes, how?:**

**Please explain why the subject property is not planned to be improved:**

**What improvements are planned:** Single Family Homes

**If no, please explain:**

**Please elaborate:** Granting the variance would establish zoning that is consistent with adjacent parcels, maximize the efficient use of the land, and enhance the neighborhood with comparable amenities, including a shared community water feature.

**Have there been major land changes since the zoning was applied (i.e. new expressway, new development, etc?):** No

**Please elaborate:**

**Please elaborate:**

**Please elaborate:** While the existing site conditions do not prevent reasonable use of the land under the current zoning, we believe they limit the overall potential benefit to both the residents and the Village. The current zoning restricts the opportunity to provide a wider variety of housing options, which would better serve existing and future community members at different life stages and contribute to a more diverse, sustainable, and vibrant neighborhood. Granting the variance would allow for a more thoughtful and balanced development that aligns with the Villages long-term planning goals and community character.

**Is there an error in the current zoning to be corrected by the proposed zoning change?:** No

**Does any violation of the Village of Mahomet's Zoning Ordinance (or Champaign County Zoning Ordinance when applicable) exist on the property at this time?:** No

**Is the subject property planned to be improved:** Yes

**When?:** Within 12 months

**What will be the actual use of the improvements:** Single Family Homes

**Will granting 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

**Other circumstance which justify the amendment (Explain Fully):**

We believe that granting this variance represents the highest and best use of the property for both the future homeowners and the Village as a whole. Developing a mix of R1-B and R1-C lots will create a more balanced neighborhood and introduce housing diversity that meets the needs of residents at various life stages. This includes opportunities for first-time homebuyers as well as long-term residents, who are seeking to downsize – ultimately supporting a more inclusive and sustainable community fabric.

**If no, please explain:** The property remains undeveloped and unimproved.

**Would the proposed change create an isolate district unrelated to adjacent land use or zoning?:** No

**Can the owner of the property realize an economic benefit from uses in accordance with existing zoning:** Yes

**Are there other sites available already zoned for the proposed use:** Yes

**Please elaborate:** Harvest Edge

**Additional Comments:**

### Legal Ad Fees Acknowledgement

#### Legal AD Fee Requirements:

By typing your full name, you are confirming you are aware that a legal advertisement will be submitted to the newspaper related to the case and that you are responsible for the cost of the legal advertisement. The legal advertisement cost will need to be paid prior to presentation to the PZC.

**Enter Your Full Name:** Jilyan Landon, Dalco Design Build

### GIS Verified Data

#### PIN: Parcel

- 151310226017: 151310226017

#### Address:

#### Subdivision: Subdivisions

- 151310226017: Living Word Omega Message Church Sub

#### Lot: Lots

- 151310226017: 1

#### Zoning: Zoning

- 151310226017: R1A

#### Floodplain:



# *Village of Mahomet*

503 E. Main Street - P.O. Box 259 - Mahomet, IL 61853-0259  
phone (217) 586-4456 fax (217) 586-5696

## **REPORT TO PLAN AND ZONING COMMISSION Meeting December 2, 2025**

**FROM:** Abby Heckman, Village Planner

**PROJECT:** TEXT AMENDMENT – ZONING REGULATIONS – AG AND C-1 DISTRICT AND DEFINITIONS

**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 upon request for a text amendment. The public hearing is scheduled for the December 1, 2025 PZC meeting. Public notice was published in The News-Gazette on November 15, 2025. The PZC acts in an advisory role to the Board of Trustees regarding text amendments.

**OVERVIEW:** Based on community member and staff concerns, Village staff has prepared a draft Zoning Ordinance text amendment related to permitted and conditional uses allowed in the AG Agricultural district, conditional uses allowed in the C-1 Neighborhood Commercial district along with related definitions.

### **SUMMARY OF PROPOSED ZONING ORDINANCE AMENDMENT DATED DECEMBER 2, 2025:**

AG Agricultural district (152.020) and definitions (152.002): Staff evaluated the permitted and conditional uses allowed within the AG zoning district along with related definitions.

- Agricultural activity is currently a permitted use, but agricultural activity as currently defined by the Zoning Ordinance includes both plant and animal activity. Staff propose breaking the current definition of agricultural activity into two (2) definitions, one addressing plant activity and one addressing animal activity. Plant activity (with the exception of mushrooms) would remain a permitted use in the AG district while Animal activity (including mushrooms) would become a conditional use within the AG district. Other than breaking the definition into two separate definitions, no substantive changes were made to the agricultural activity definition wording.

C-1 Neighborhood Commercial district (152.030) and definitions (152.002): Staff evaluated the listed uses within the C-1 zoning district along with related definitions.

- Staff anticipate a future need to address commercial outdoor recreation uses through a conditional use process within the C-1 district. The C-2 district currently lists the commercial outdoor recreation use but the use is not recognized in the C-1 district. Staff would like to make the proposed changes to prepare for a possible future request from an existing or future campground/outdoor recreation operator. Staff propose adding Commercial Outdoor Recreation as a conditional use in the C-1 district and to strike language from the related definition which currently prohibits recreational vehicles. Recreational vehicles are a typical feature of a commercial campground therefore removing the restriction in the definition would allow the use of recreation vehicles to be decided by

the conditional use process which requires site specific review by the PZC and BOT. The language prohibiting recreational vehicles is restrictive and effects the Village's ability to impose site specific requirements.

Attachment :

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 – AG, C-1 and definitions)*

- 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 permitted and conditional use language alterations within the AG Agricultural and C-1 Neighborhood Commercial zoning districts and related definitions within the Village; and
- WHEREAS,** the Village staff prepared a Text Amendment to amend the current Zoning Ordinance (Chapter 152 of Title XV) in order to amend established uses within the AG Agricultural and C-1 Neighborhood Commercial districts along with related definitions; and
- WHEREAS,** A Public Hearing concerning the proposed Text Amendment was held by the Village Plan and Zoning Commission on December 2, 2025 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 2<sup>nd</sup> day of December 2025 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 permitted and conditional uses within the AG Agricultural and C-1 neighborhood Commercial zoning districts and related definitions.
  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.

Resolution for Plan and Zoning Commission  
Amend Chapter 152 (Zoning Code) of Title XV (Land Usage)  
Of the Village Code of Mahomet, Illinois  
AG / C-1 and definitions – December 2, 2025  
Page 2 of 2

4. The procedural requirements for amendments set forth in the current Ordinance have been met.

---

Chair, Plan and Zoning Commission  
Village of Mahomet, Illinois



## EXHIBIT A

For Presentation to the Plan and Zoning Commission on December 2, 2025

Proposed ZO language (removed language ~~stricken~~, new language underlined):

### § 152.002 DEFINITIONS.

**AGRICULTURAL ACTIVITY, PLANT.** The growing, harvesting and storage of crops, including legumes, hay, grain, fruit or vegetables, truck gardening, floriculture, horticulture, mushroom growing, orchards, and forestry; ~~and the keeping, raising and feeding of livestock or poultry (except commercial feed lots), including dairy, poultry, swine, sheep, beef cattle, pony and horse production.~~

**AGRICULTURAL ACTIVITY, ANIMAL.** ~~The growing, harvesting and storage of crops, including legumes, hay, grain, fruit or vegetables, truck gardening, floriculture, horticulture, mushroom growing, orchards, forestry; and the keeping, raising and feeding of livestock or poultry (except commercial feed lots), including dairy, poultry, swine, sheep, beef cattle, pony and horse production.~~

**COMMERCIAL OUTDOOR RECREATION, CONCENTRATED.** A recreational land use conducted outside of a building, characterized by potentially substantial impacts on traffic, the natural environment, and the surrounding neighborhood, including aerial tramway; alpine or water slide; amphitheater; amusement ride, auto, cycle and go-cart race track; campgrounds ~~without recreational vehicles~~; coliseum, stadium; drive-in theater; and any other outdoor recreational use not specifically cited in COMMERCIAL OUTDOOR RECREATION, GENERAL.

### § 152.020 AG AGRICULTURAL DISTRICT.

The primary purpose of the AG Agriculture District is to provide for limited areas of agricultural activity and for activities associated with a rural setting.

#### A. *Permissive uses:*

1. Agricultural activity, Plant but excluding mushroom growing;
2. Single-family dwelling;
3. Park or forest preserve;
4. Church;
5. Public school, elementary and high, or private school having a curriculum equivalent to a public elementary or public high school and having no rooms regularly used for housing or sleeping purposes;
6. Golf course except miniature course or driving range;
7. Roadside stand for the display or sale of agricultural products raised on the premises;
8. Greenhouse or nursery; and

## EXHIBIT A

9. Large-scale residential development.

B. *Conditional uses:*

1. Extraction of coal, sand and gravel;
2. Airport;
3. Public building erected by any governmental agency;
4. Hospital, nursing home and educational, religious and philanthropic institution on sites of not less than five acres;
5. Mobile home court;
6. Radio and television towers and public utility substations;
7. Sanitary landfill;
8. Sewage treatment facility;
9. Fertilizer processing, blending and sales;
10. Riding stables, veterinary hospitals or the keeping of small animals; provided that any building or enclosure housing animals shall be located at least 100 feet from all property lines; ~~and~~
11. Grain elevator or similar storage structures, including buildings for seasonal or temporary storage of grain, whenever the elevator and temporary storage are located upon or adjacent to a railroad right-of-way; ~~and~~
12. Agricultural activity, Animal; and
13. Agricultural activity, Plant which includes mushroom growing.

### § 152.030 C-1 NEIGHBORHOOD COMMERCIAL DISTRICT.

The purpose of the C-1 Neighborhood Commercial District is to provide for the development of convenience shopping and personal service needs of surrounding residential neighborhoods. The C-1 District is intended as a low intensity commercial district to allow freestanding office buildings uses, and retail/office uses, and accommodate mixed use development.

A. *Permissive uses:*

1. Community Living Facility Dwelling, Category I;
2. Community Living Facility Dwelling, Category II;
3. Community Living Facility Dwelling, Category III;
4. Public park or playground;
5. Church;
6. Public school, elementary and high, or private school having a curriculum equivalent to a public elementary or public high school and having no rooms regularly used for housing or sleeping purposes;
7. Golf course;

## EXHIBIT A

8. Bank or financial institution;
  9. Dressmaking, tailoring, shoe repairing, repair of household appliances and bicycles, catering, and other uses of a similar character;
  10. Mortuary or funeral home;
  11. Office or office buildings;
  12. Personal service uses including barber shop, beauty parlor, photographic or art studio, newspaper, florist, laundry service, animal grooming and other uses of a similar character;
  13. General merchandise retail store, in connection with which there shall be no slaughtering of animals or poultry, nor commercial fish cleaning and processing on the premises;
  14. Restaurants, cafeterias, bars and taverns, donut/bakery shop and other uses of a similar character, not including drive-in or drive-through establishments;
  15. Convenience store;
  16. Property rental or real estate agency;
  17. Computer and personal electronics sales and repair;
  18. Private indoor recreational or fitness facility;
  19. Specialty retail store, such as apparel, jewelry, book, shoe, stationary, antique and other similar stores;
  20. Assisted living retirement community;
  21. Dwelling, when located with any permissive use of the C-1 district;
  22. Chiropractic, eye, or dental clinic;
  23. Nursery, pre-kindergarten, kindergarten, play, special and other private school or day care center;
  24. Animal clinic.
- B. Conditional uses:
1. Dwelling, when located with any approved conditional use of the C-1 district;
  2. Automobile service station or gas station;
  3. General service and repair establishments, including dyeing or cleaning works, plumbing and heating, printing, painting, upholstering or appliance repair;
  4. Motel and hotel;
  5. Medical clinic;
  6. Private club or lodge;
  7. Public utility substation;
  8. Mixed-use;
  9. Drive-through or drive-in facility, see standards in § 152.053;
  10. Automobile/boat/RV/motorcycle/ vehicle sales building/lot;
  11. Garden store;

## EXHIBIT A

12. Shopping center;
13. Micro-brewery;
14. Theater, not including drive-in theater;
15. Automobile parking lot, storage lot or parking garage;
16. Campgrounds;
17. Public building erected by any governmental agency;
18. Dwelling, when located with any approved conditional use within the C-1 district;
19. Animal hospital; and
20. Commercial outdoor recreation.