

PLAN AND ZONING COMMISSION
MEETING MINUTES
March 3, 2026

CALL TO ORDER: The meeting was called to order at 6:00pm on Tuesday March 3, 2026.

ROLL CALL:

Members Present: Steve Briney, Bob Buchanan, Robert DeAtley, Mike Buzicky, Lindsey Hall and Philip Schaefer.

Members Absent: Chad Graham

Others Present: Village Administrator Patrick Brown, Village Attorney Joe Chamley, Village Planner Abby Heckman, Village Economic Development Specialist Austin Shufflebarger.

PUBLIC COMMENT: Mr. DeAtley asked if there were any public comments related to items that are not on the agenda. No one from the public came forward. Staff confirmed no comments were received in advance of the meeting.

MINUTES: November 4, 2025
December 2, 2025

Briney moved to approve the November 4, 2025 minutes as presented. Buchanan seconded the motion. ROLL CALL. 6-0.

Abby Heckman stated that the December 2, 2025 minutes were not ready and would be presented at a future meeting for a vote.

PUBLIC HEARING(s)

ZONING ORDINANCE TEXT AMENDMENT

A RESOLUTION CONCERNING ZONING ORDINANCE TEXT AMENDMENTS RELATED AREA HEIGHT AND YARD REGULATIONS (EFFECTED SECTIONS - 152.090 REQUIREMENTS AND 152.091 AREA AND HEIGHT MODIFICATIONS).

Abby Heckman presented information from the staff report and went through the proposed text changes.

The Commission and staff discussed the proposed changes.

Mr. DeAtley asked for public comments and upon receiving none, asked for a motion to close the public hearing.

Schaefer moved to close the public hearing for the zoning ordinance text amendment. Hall seconded the motion. ROLL CALL. 6-0.

RESOLUTION(S) and MOTION(S) (TO BE ACTED UPON):

ZONING ORDINANCE TEXT AMENDMENT

A RESOLUTION CONCERNING ZONING ORDINANCE TEXT AMENDMENTS RELATED AREA HEIGHT AND YARD REGULATIONS (EFFECTED SECTIONS - 152.090 REQUIREMENTS AND 152.091 AREA AND HEIGHT MODIFICATIONS).

Abby Heckman stated that if desired the language propose could be altered by motion of the PZC.

Mr. Schaefer asked about standard language on the resolution.

Joe Chamley explained “terms of art” language on the resolution.

Mr. DeAltey went through the findings of fact.

Hall moved to recommend approval of the zoning ordinance text amendment as presented with the findings of fact as stated below. Briney seconded the motion. ROLL CALL. 6-0.

BE IT THEREFORE RESOLVED this 3rd day of March 2026 by the Plan and Zoning Commission of the Village of Mahomet, Illinois, that:

- A. The Plan and Zoning Commission **DOES** 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** hereby further set forth the following findings of fact concerning the proposed Text Amendment:
 1. The proposed Text Amendment will amend the R-2 lot development standards and other allowed area and height modification language.
 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.

2026 OFFICIAL ZONING MAP

A RESOLUTION CONCERNING APPROVAL AND PUBLICATION OF THE 2026 OFFICIAL ZONING MAP

Abby Heckman presented information from the staff report. The Village is required by state law to adopt an official zoning map before the end of March annually.

Schaefer moved to recommend approval of the 2026 Official Zoning Map as presented with the findings of fact as stated below. Buchanan seconded the motion. ROLL CALL. 6-0.

BE IT THEREFORE RESOLVED this 3rd day of March, 2026 by the Plan and Zoning Commission of the Village of Mahomet, Illinois, that:

1. The Plan and Zoning Commission does hereby recommend the Board of Trustees **approve** and **adopt** the map, entitled, “2026 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.

COMMISSIONER / STAFF COMMENTS: NEXT PZC MEETING – Tuesday April 7, 2026

Mr. Briney, the Commission and staff discussed the required Statement of Economic Interest that has to be filed with the County Clerk by May 1.

Patrick Brown stated if there are questions contact the Village Clerk.
Staff gave project updates related to proposed solar project on Tin Cup Road.

ADJOURN:

Briney moved to adjourn the meeting. DeAtley seconded the motion. ROLL CALL. 7-0. The meeting was adjourned at 6:37 pm.

Respectfully,
Abby Heckman, Village Planner