

PLAN AND ZONING COMMISSION
MEETING MINUTES
December 2, 2025

CALL TO ORDER: The meeting was called to order at 6:00pm on Tuesday December 2, 2025.

ROLL CALL:

Members Present: Steve Briney, Bob Buchanan, Robert DeAtley, and Mike Buzicky.

Members Absent: Chad Graham, Lindsey Hall, and Philip Schaefer.

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.

MINUTES: November 4, 2025

Abby Heckman stated that the minutes were not ready and would not be presented for a vote.

Mr. DeAtley stated he thought a change in the order of the agenda would be appropriate. The rest of the Commission did not object to the order change.

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

Abby Heckman gave a summary of the continuance of the public hearing from last month and explained community concerns related to zoning ordinance language for agricultural uses. Abby Heckman stated since the public hearing was opened last month, no other written comments were received by staff prior to the meeting tonight.

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

Buchanan moved to close the public hearing for ZA2025-03. Briney seconded the motion. ROLL CALL. 4-0.

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

Abby Heckman presented information from the staff report, property information, the history of the area, recommendations of the comp plan, and permitted uses.

Abby Heckman stated there were written comments received in advance of the meeting. Copies of the emails with comments related to this public hearing were provided to the PZC in advance of the meeting. All emails were forwarded to PZC members and printed hard copies were provided to the PZC members here tonight.

Abby Heckman stated she would go through the issues from comments already received to try and answer some questions before additional public comments are made. The following issues were brought up in public comment received: traffic impact, stormwater runoff, townhome development, population, tree loss, property values, taxes, school crowding and connections between neighborhoods. Abby Heckman stated the following related to the public comment issues received in advance of the meeting.

- A Traffic Impact Analysis (TIA) was completed before Thornewood Drive was constructed. She indicated the Village Engineer rereviewed the TIA and that the Village Engineer found the original analysis was very generous in overestimating the number of car trips. A 1.8% traffic increase estimate per year was used for the TIA but the reality is that the traffic increase per year has been closer to 0.5% so the actual traffic numbers are well below what they had estimated for the road and the intersection with IL-47. Abby Heckman stated that this request is related to zoning not subdivision therefore the drawing provided which shows the layout of a future subdivision is not tied to this rezoning. Any future subdivision request for this area would be evaluated based on the land zoning and requirements in the subdivision ordinance. The 34-lot subdivision drawing would not meet the threshold for requiring a new TIA as it would not meet the 200 peak hour vehicle trips but because it is a collector road there could be additional information or updates to the TIA requested if determined necessary by the Village Engineer.
- Stormwater runoff is a common concern for developed areas adjacent to farm ground. The Village has a stormwater management ordinance that applies to subdivisions. Undeveloped farm ground does not have to comply with Village stormwater rules that apply to subdivisions and therefore once developed the stormwater runoff issues typically improve.
- Townhomes, duplexes and attached homes are not permitted in R1C zoning.
- If there were 34 homes built at 2.65 people per home (number provided by the US Census), 92 people would be expected to live here.
- There is no requirement within the Village of Mahomet to save trees which is the same as when Thornewood was developed. If there are any threatened or endangered species, those would be identified when they file their required reports with the State.
- Property values should not be impacted as the proposed zoning is the same as what is developed in the area and the proposed lots are similarly sized to developed lots in the area.
- In order to build new school facilities a tax referendum has to be passed and no amount of property tax collected is going to change the need for a tax referendum to solve our current school crowding.
- A stub road would likely be required from this property to the undeveloped property to the west.

Mr. Buchanan asked if there had been comments received from the school district.

Abby Heckman stated that the school district has not commented on this case.

Patrick Brown stated Village representatives meet with the school and have never been asked to do a moratorium on building.

Mr. DeAtley asked if the petitioner would like to comment before we open it up for public comments.

Julia Landon, petitioner representative, mentioned that property values can benefit from new home sales given the cost of construction today.

Mr. Buzicky asked about what will happen with the existing tree line.

Mark Miller, petitioner's engineer, the block of trees is in the low area and is where the stormwater detention would go.

Ryan Dallas, petitioner, stated there are not a lot of high-quality trees but there are a few nice oak trees. Their intention is to save as many quality trees as possible.

Mr. DeAtley asked the public to come forward with any comments.

Kyle Harfst stated that staff had answered most of his questions. Traffic is still a concern. Saving trees is a concern and would like a buffer to be kept.

Ryan Dallas stated it is their intent to keep as many trees to buffer as possible.

Nick Bastae stated he came in late and asked for clarifying information on the rezoning. Concerns about safety related to turning south onto IL-47. The turn lane causes the blind spot.

Abby Heckman explained the difference between R1B and R1C zoning and reminded everyone that IDOT controls IL-47.

Patrick Brown stated the road was designed to handle the traffic but whether a traffic light will be warranted in the future is to be determined later.

Kathy Gorrell asked if there would be an HOA for the subdivision and if the trees along Thornewood Drive would be removed.

Abby Heckman stated that HOAs are required for new subdivisions to manage common property and that the trees that are located in the right-of-way could be kept as that is public property. There will be an opening where the road connection will be made.

Mr. DeAtley asked if there were any other comments or questions and hearing none, asked for a motion to close the public hearing.

Bruzicky moved to close the public hearing for ZA2025-04. Buchanan seconded the motion. ROLL CALL. 4-0.

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.

Abby Heckman presented information from the staff report and language from the text amendment.

Mr. DeAtley asked if there was anyone from the public that wanted to speak.

Kathleen Chattic asked if it has been considered to add conditions on when animals could be used instead of changing the text to require animal uses to have further approvals.

Staff provided information about AG and R-1 zoning and existing ag uses within the Village. It is reasonable to think animal use could be presented as a conditional use in the future that could fit on your AG property.

Kathleen Chattic stated she researched animal uses at the state level, and their property would not allow establishment of a commercial animal operation due to the minimum distances required from populated areas and other restrictions.

Briney moved to close the public hearing for the zoning ordinance text amendment. Buchanan seconded the motion. ROLL CALL. 4-0.

Village staff explained process for the text amendment and future conditional use requests.

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

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.

Buchanan moved to recommend approval for the zoning ordinance text amendment with the findings of fact as stated below. DeAtley seconded the motion. ROLL CALL. 4-0.

BE IT THEREFORE RESOLVED this 2nd day of December 2025 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 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.
 4. The procedural requirements for amendments set forth in the current Ordinance have been met.

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

Abby Heckman stated that staff recommends adding a statement to the findings of fact saying your recommendation is based on approval of the related zoning ordinance text amendment. Then presentation of this rezoning to the Village Board would be after they have considered the related text amendment.

Mr. DeAtley went through the findings of fact.

Buchanan moved to recommend granting ZA2025-03 with the findings of fact as stated below. DeAtley seconded the motion. ROLL CALL. 4-0.

BE IT THEREFORE RESOLVED this 2nd 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** been met.
 2. The proposed zoning **DOES** conform with the intent of the Village Comprehensive Plan.
 3. The proposed zoning **IS** consistent with the proposed use of the site.
 4. The proposed zoning **WILL** be compatible with the established land use pattern in the vicinity.
 5. The proposed zoning **DOES NOT** create an isolated, unrelated zoning district.
 6. The site **IS** suitable for the uses allowed in the proposed zoning district.
 7. The proposed zoning **WILL** be consistent with the health, safety and general welfare of the public.
 8. Major land uses in the neighborhood **HAVE NOT** changed since zoning was applied to this site.
 9. The proposed zoning **IS** consistent with the existing zoning designations in the surrounding area.
 10. The proposed zoning **WILL NOT** be contrary to the original purpose and intent of the Zoning Ordinance.
 11. The proposed zoning **WILL NOT** be injurious to the use and enjoyment of adjacent properties.
 12. The proposed zoning **WILL** promote the orderly development of the site and surrounding properties.
 13. The proposed zoning **WILL NOT** significantly adversely impact existing traffic patterns.
 14. Adequate facilities for municipal sanitary sewage disposal and water supply **ARE** available for the site.
 15. Adequate provisions for stormwater drainage **ARE** available for this site.
 16. The proposed zoning **WILL NOT** adversely impact police protection or fire protection.
 17. The proposed zoning **WILL NOT** significantly adversely impact schools or other public facilities.
 18. The proposed zoning **WILL NOT** conflict with existing public commitments for planned public improvements.
 19. The proposed zoning **WILL NOT** adversely influence living conditions in the immediate vicinity.
 20. The proposed zoning **WILL** preserve the essential character of the neighborhood in which it is located.
 21. The proposed change **WILL NOT** significantly alter the population density pattern.
 22. The value of adjacent property **WILL NOT** be diminished by the proposed zoning.
 23. The proposed zoning **WILL** enhance the value of the petitioner's property.
 24. The proposed zoning **WILL NOT** constitute an entering wedge affecting the use or development of adjacent property.
 25. If denied, the petitioner **WILL** suffer deterioration to his or her property value.
 26. The proposed zoning **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** a need in the community for additional land within the requested zoning district.

30. The proposed zoning **WILL NOT** adversely impact agricultural farming operations in the vicinity of this site.
 31. The proposed rezoning **IS** consistent with Village Comprehensive Plan policies concerning the protection of prime farmland when appropriate.
 32. The proposed rezoning **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** been considered during the review of this proposed rezoning request.
 34. The findings of facts and this recommendation **IS** conditional on the approval of the proposed text amendment regarding agricultural zoning.
- B. The Plan and Zoning Commission does hereby recommend that the Board of Trustees of the Village of Mahomet **GRANT** the requested zoning map amendment for the subject property from R-1A and R-1B Single-Family Residential to AG Agricultural district.

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

Mr. DeAtley asked when a preliminary plat is required.

Abby Heckman stated the land by size is too small to require a preliminary plat but connections to adjacent lands will need to be addressed. Because this is a small land area we would anticipate that they might submit for a final plat with construction plans instead of going for a preliminary plat first.

Mr. DeAltey went through the findings of fact.

Buchanan moved to recommend granting ZA2025-04 with the findings of fact as stated below. Briney seconded the motion. ROLL CALL. 4-0.

BE IT THEREFORE RESOLVED this 2nd 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** been met.
 2. The proposed zoning **DOES** conform with the intent of the Village Comprehensive Plan.
 3. The proposed zoning **IS** consistent with the proposed use of the site.
 4. The proposed zoning **WILL** be compatible with the established land use pattern in the vicinity.
 5. The proposed zoning **DOES NOT** create an isolated, unrelated zoning district.
 6. The site **IS** suitable for the uses allowed in the proposed zoning district.
 7. The proposed zoning **WILL** be consistent with the health, safety and general welfare of the public.
 8. Major land uses in the neighborhood **HAVE NOT** changed since zoning was applied to this site.
 9. The proposed zoning **IS** consistent with the existing zoning designations in the surrounding area.
 10. The proposed zoning **WILL NOT** be contrary to the original purpose and intent of the Zoning Ordinance.
 11. The proposed zoning **WILL NOT** be injurious to the use and enjoyment of adjacent properties.

12. The proposed zoning **WILL** promote the orderly development of the site and surrounding properties.
 13. The proposed zoning **WILL NOT** significantly adversely impact existing traffic patterns.
 14. Adequate facilities for municipal sanitary sewage disposal and water supply **ARE** available for the site.
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 20. The proposed zoning **WILL** preserve the essential character of the neighborhood in which it is located.
 21. The proposed change **WILL NOT** significantly alter the population density pattern.
 22. The value of adjacent property **WILL NOT** be diminished by the proposed zoning.
 23. The proposed zoning **WILL** enhance the value of the petitioner's property.
 24. The proposed zoning **WILL NOT** constitute an entering wedge affecting the use or development of adjacent property.
 25. If denied, the petitioner **WILL** suffer deterioration to his or her property value.
 26. The proposed zoning **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** 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** result in private investment that would be beneficial to the development or redevelopment of a vacant property or deteriorated neighborhood.
 29. There **IS** a need in the community for additional land within the requested zoning district.
 30. The proposed zoning **WILL NOT** adversely impact agricultural farming operations in the vicinity of this site.
 31. The proposed rezoning **IS** consistent with Village Comprehensive Plan policies concerning the protection of prime farmland when appropriate.
 32. The proposed rezoning **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** been considered during the review of this proposed rezoning request.
- B. The Plan and Zoning Commission does hereby recommend that the Board of Trustees of the Village of Mahomet **GRANT** 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.

Abby Heckman stated the cases from tonight will go to the Board study session next week and then to the regular meeting the following week. It is a condensed month due to the holidays.

COMMISSIONER / STAFF COMMENTS: NEXT PZC MEETING – January 5, 2025
2026 PZC / BOA MEETING AND APPLICATION DEADLINE SCHEDULE

Abby Heckman handed out the meeting schedule and asked for feedback. The schedule will be presented to the Board for approval.

Mr. Buzicky stated that the Village has done a good job with snow plowing.

Patrick Brown discussed snow removal operations.

ADJOURN:

Buzicky moved to adjourn the meeting. Briney seconded the motion. ROLL CALL. 4-0. The meeting was adjourned at 7:52 pm.

Respectfully,
Abby Heckman, Village Planner