

PLAN AND ZONING COMMISSION
MEETING MINUTES - DRAFT
November 4, 2025

CALL TO ORDER: The meeting was called to order at 6:00pm on Tuesday November 4, 2025.

ROLL CALL:

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

Members Absent: None.

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

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: September 2, 2025

Graham moved to approve the September 2, 2025 PZC minutes as submitted. Hall seconded. ROLL CALL. 6-0-1. Schaefer abstained. Motion Passed.

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 presented information in the staff memo. She discussed the property itself and its history, along with its current zoning and permitted uses. She described that currently the property is legally nonconforming. Abby responded to a concern about utility access and reminded the board that this rezone is “all or nothing” and no conditions can be asked for.

Wayne Wickboldt from the public gave comments. He described the history of the property and their potential future plans for the property. He took and answered comments about said plans.

Abby Heckman addressed questions from the public regarding the current and potential zoning.

Kate Chattic, representing the Living Word Omega Message Church (LWOMC), gave comments. She addressed concerns about the rezoning.

Village staff answered questions about definitions and permitted uses.

Kathi Gorrell from the public gave comments. She discussed concerns about animals being onsite.

There is a motion for a five-minute recess. All approve. Recess starts at 7:05 PM.

Mr. DeAtley reconvenes the hearing at 7:10 PM.

LWOMC asks for a continuance to allow them to return next month to allow additional time to address concerns.

Buchanan moved to adjourn and continue the public hearing for ZA2025-03. Schaefer seconded the motion. ROLL CALL. 7-0. Motion Passes.

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

Public hearing was continued therefore no action was taken on the related resolution.

COMMISSIONER / STAFF COMMENTS: NEXT PZC MEETING – December 2, 2025

Patrick Brown informs the PZC that the village has begun working on RFPs for a new comprehensive plan.

Abby Heckman informed the PZC that VapeTime has removed their nonconforming signage and is waiting for their smaller ones to be installed.

ADJOURN:

Hall moved to adjourn the meeting. Buchanan seconded the motion. ROLL CALL. 7-0. The meeting was adjourned at 7:17 pm.

Respectfully,
Abby Heckman, Village Planner

AFFP

Notice of Public Hearing

Affidavit of Publication

STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN } SS

Paul Barrett, being duly sworn, says:

That he is Publisher of the News-Gazette, a daily newspaper of general circulation, printed and published in Champaign, Champaign County, Illinois; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

October 18, 2025

VILLAGE OF MAHOMET
NOTICE OF PUBLIC HEARING

Public notice is hereby given to all persons that the Village of Mahomet Plan and Zoning Commission will hold a public hearing on Tuesday November 4, 2025 at 6:00 p.m. in the Village of Mahomet Administrative Office, 503 East Main Street, Mahomet, Illinois, relative to a rezoning request from Living Word Omega Message Church, owner, for a zoning map amendment to change the zoning from R-1B Single-Family Residential district to AG Agricultural district on 13.15± acres located on the east side of N Lombard Street approximately 1000 ft south of Thornewood Drive, commonly known as 1202 N Lombard Street. The property is more particularly described below:

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.

Information concerning the request will be available for examination on the Village website www.mahomet-il.gov on October 31, 2025. If you cannot access the information online, please contact the Village of Mahomet Administrative Office by phone (217)586-4456 to make other arrangements to view the documents. Interested citizens are invited to provide comments regarding the request either in person at the public hearing or by prior written statement. Public comments related to this case may be submitted in hard copy at the Administrative Office (503 East Main Street, Mahomet) before 2:00 pm on November 4, 2025, or by email submission to Abby Heckman, Village Planner heckman@mahomet-il.gov no later than 4:00 pm on November 4, 2025, to ensure placement of such comments in the official record of the public hearing proceedings.

Dawn Mohr
Village Clerk
October 18, 2025

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, Authorized Agent, Champaign County, Illinois

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Village of Mahomet
503 E. Main Street
P.O. Box 259
Mahomet, IL 61853