MAHOMET

Plan and Zoning Commission
6:00 p.m. Wednesday November 4, 2026
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:** June 2, 2026 (to be provided at meeting)
   July 7, 2026 (to be provided at meeting)
   September 1, 2026 (to be provided at the meeting)

5. **PUBLIC HEARING(s)**
   ZONING ORDINANCE TEXT AMENDMENT
   A RESOLUTION CONCERNING TEXT AMENDMENTS RELATED TO CREATION OF A NEW DOWNTOWN ZONING DISTRICT AND CHANGES TO RULES RELATED TO OFF-STREET PARKING REQUIREMENTS

6. **RESOLUTION(S) and MOTION(S) (TO BE ACTED UPON):**
   ZONING ORDINANCE TEXT AMENDMENT
   A RESOLUTION CONCERNING TEXT AMENDMENTS RELATED TO CREATION OF A NEW DOWNTOWN ZONING DISTRICT AND CHANGES TO RULES RELATED TO OFF-STREET PARKING REQUIREMENTS

7. **COMMISSIONER / STAFF COMMENTS:**

   NEXT PZC MEETING – Tuesday December 1, 2026

8. **ADJOURN**

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

MAHOMET

Plan and Zoning Commission
Staff Report
Meeting November 4, 2026

FROM: Abby Heckman, Village Planner

PROJECT: TEXT AMENDMENT – ZONING REGULATIONS – NEW DT DISTRICT AND OFF-STREET PARKING

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 Wednesday November 4, 2026 PZC meeting. Public notice was published in The News-Gazette on October 17, 2026. The PZC acts in an advisory role to the Board of Trustees regarding text amendments.

OVERVIEW: Based on the recommendations in the 2019 Downtown Master Plan and Community Development Goals within the Village of Mahomet Strategic Plan 2026 related to downtown development and zoning ordinance updates; Village staff has prepared a draft Zoning Ordinance text amendment to create a new zoning district for the downtown area. The text amendment also addresses community feedback related to development features for off-street parking lots.

SUMMARY OF PROPOSED ZONING ORDINANCE AMENDMENT DATED NOVEMBER 4, 2026:

New Zoning Ordinance Chapter 152.037 DT Downtown District: Staff evaluated the permitted and conditional uses allowed within existing commercial districts to create a new Downtown district which lists Permitted and Conditional Uses. No new use categories or use definitions have been added.

Off-Street Parking Zoning Ordinance Chapters 152.105 through 152.108 : Staff evaluated the existing ordinance text related to off-street parking and propose changes to address parking requirements for restaurant uses, on-site parking off-set with public parking, cross access between parking lots, interior parking lot trees, perimeter parking lot landscaping, and bicycle parking.

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 – DT district and off-street parking)

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, the Village staff prepared a Text Amendment to amend the current Zoning Ordinance (Chapter 152 of Title XV) in order to create a new downtown zoning district and to amend established off-street parking requirements; and

WHEREAS, A Public Hearing concerning the proposed Text Amendment was held by the Village Plan and Zoning Commission on November 4, 2026 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 4th day of November 2026 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 create a new downtown zoning district with permitted and conditional uses and amends existing off-street parking requirements.

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 proposed Text Amendment conforms with the intent of the Village Comprehensive Plan and Village Downtown Master Plan.

5. The proposed text amendment will be compatible with the established land use pattern in the general downtown vicinity.

6. The proposed text amendment will not conflict with existing public commitments for planned public improvements.

7. The proposed text amendment will preserve the essential character of the neighborhood in which it is located.

8. The proposed text amendment will encourage private investment that will be beneficial to the proper development of the community.

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

10. The LaSalle Factors for evaluation of zoning decisions have been considered during the review of this text amendment.

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

EXHIBIT A – For presentation to the Plan and Zoning Commission on November 4, 2026

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

152.037 DT Downtown District

The purpose of the DT Downtown District is to provide for the development of the downtown area which enhances the traditional core of the Village. The DT district is intended as a compact, walkable and vibrant center with a mix of commercial and residential uses.

(A) Permissive Uses:

(1) Animal daycare, animal clinic, or animal hospital, with no overnight keeping of animals;
(2) Bowling alley or billiard parlor;
(3) Commercial outdoor recreation;
(4) Computer and personal electronics sales and repair;
(5) Dancing or music academy;
(6) Dressmaking, tailoring, shoe repairing, repair of household appliances and bicycles, catering, and other uses of a similar character;
(7) Dyeing, cleaning, laundry, printing, upholstering and other general service or repair establishment of similar character. Not more than 10% of the lot or tract occupied by the establishment shall be used for the open and unenclosed storage of materials or equipment;
(8) 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;
(9) Grocery/convenience store without gasoline sales;
(10) Micro-brewery;
(11) Mixed-use;
(12) Multi-unit residential, leases 6 months or longer and without ground floor residential;
(13) Municipal and/or Public building erected by any governmental agency;
(14) 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;
(15) Private indoor recreational or fitness facility;
(16) Public park or playground;
(17) Restaurants, cafeterias, bars and taverns, donut/bakery shop and other uses of a similar character without a drive through;

(18) Specialty retail store, such as apparel, jewelry, book, shoe, stationary, antique and other similar stores; and

(19) Theater, not including drive-in theater.

(B) Conditional uses:

(1) Conditional uses listed below may be considered a permitted use as part of a mixed-use development where a permitted use is the ground floor/primary occupancy.

(2) Animal boarding;

(3) Automobile parking lot, storage lot or parking garage, when intended as the primary use;

(4) Bank or financial institution;

(5) Display and salesroom;

(6) Drive-in theatre;

(7) Drive-through or drive-in facility, see standards in § 152.053;

(8) Event halls, venues, concert spaces;

(9) Heating and air conditioning sales and service;

(10) Hotel or motel;

(11) Laboratory, research, experimental or testing;

(12) Medical, chiropractic, eye, or dental clinic;

(13) Multi-unit residential, leases 6 months or shorter

(14) Multi-unit residential with ground floor residential;

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

(16) Office or office buildings;

(17) Private club or lodge;

(18) Property rental or real estate agency;

(19) Radio or television broadcasting station or studio;

(20) Shopping center;

OFF-STREET PARKING

§ 152.105 REQUIREMENTS.

Off-street parking spaces shall be provided in all districts in accordance with the following minimum requirements:

(A) Single-family and two-family dwellings: one space for each bathroom or fraction thereof in the dwelling unit but not less than two parking spaces;

(B) Multiple dwellings: two spaces for each dwelling unit;

(C) Rooming and boardinghouses, sororities and fraternities: one parking space for each 200 square feet of floor area;
(D) Private club or lodge: one parking space for each 400 square feet of floor area;
(E) Church or temple: one parking space for each four seats in the main auditorium;
(F) School: for high schools, colleges and universities, ten spaces per classroom; for elementary schools, two parking spaces per classroom;
(G) Hospital: two parking spaces for each bed;
(H) Sanitarium or institutional home: one parking space for each three beds;
(I) Funeral homes: ten parking spaces for each chapel, plus one for each funeral home vehicle, plus one for each family residing on the premises;
(J) Auditorium, theaters and other places of public assembly: one parking space for each five seats;
(K) Community center, library, museum or similar public or semi-public building: one parking space for each 300 square feet of floor area in the building;
(L) Hotel or motel: five parking spaces plus one space for each sleeping room or suite;
(M) Medical office building: buildings in which 20% or more of the gross area is occupied by members of the healing profession; one parking space for each 150 square feet of the gross area used for this purpose;
(N) Manufacturing or industrial establishment: two parking spaces for every three employees on the maximum shift or one space for each 300 square feet of floor area, whichever is greater, plus space to accommodate all trucks and other vehicles used in connection therewith;
(O) Wholesale, warehouse or similar establishment: one space for each 500 square feet of floor area, with one space for each 1,500 square feet of floor area to be paved on building construction. When required, area reserved for future parking will be paved upon receipt or written order from the Village Administrator or representative;
(P) Restaurants: one space for each 100 square feet of floor area;
(Q) Mixed Use: Any mixed use site which includes a residential component, 1.5 parking spaces per residential unit shall be required along with parking required for additional uses; and
(R) All nonresidential buildings, except those above specified: one space for each 300 square feet of floor area.
(Ord. passed 7-23-2002)

§ 152.106 RULES FOR COMPUTING.

In computing the number of required off-street parking spaces, the following rules shall apply.
(A) *FLOOR AREA* shall mean the gross floor area of the specified use including outdoor eating and service areas, excluding any floor or portion thereof used for parking, as herein defined.
(B) Where fractional spaces result, the parking spaces required shall be the nearest whole number.

(C) In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.
(D) Whenever a building or use constructed or established after January 1, 1960, is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise, parking spaces shall be provided on the basis of the enlargement or change. Whenever a building or use existing prior to January 1, 1960, is reconstructed or is enlarged to the extent of 20% or more in floor area, the building or use in its entirety shall then and thereafter comply with the parking requirements set forth herein. Any enlargement or change in use of less than 20% of the gross floor area shall be provided with parking based on the enlargement or change.
(E) The Village Board of Trustees may allow a reduction of on-site parking requirements when public parking spaces are provided within a public right-of-way that is no more than 1,000 feet from the development for which the on-site parking is required. The parking reduction allowance is intended to off-set the on-site parking requirements set forth herein when there is a development agreement that includes a provision where public parking can be installed in a public right-of-way in lieu of on-site parking requirements.

§ 152.107 LOCATION OF REQUIRED PARKING SPACES.

All parking spaces required herein shall be located as follows.
(A) The parking space required for R-1A, R-1B, R-1C and R-2 residential buildings or uses shall be located on the same lot with the building or use served. The parking spaces required for any other building or use may be located on an area within 500 ~~300~~ feet of the building and two or more owners of buildings may join together in providing the required parking spaces. Where the required parking spaces are not located on the same lot with building or use served, the usage of the lot or tract upon which the parking spaces are provided shall be restricted by an instrument of record describing the premises for which the parking is provided and assuring the retention of the parking so long as required by this chapter along with appropriate language that addresses permissions for cross-access between properties and shared maintenance responsibilities.
(B) Only the minimum required parking spaces for single-family and two-family residential uses may be located in a front yard when they are part of a driveway.
(C) Parking spaces for multiple-family developments may be located in a front yard as permitted in § 152.108.

§ 152.108 MINIMUM IMPROVEMENT AND MAINTENANCE STANDARDS.

(A) All open parking areas provided in compliance with this chapter shall be surfaced with a durable, dust-proof surface consisting of concrete, or bituminous concrete ~~or compacted gravel or crushed stone properly sealed and surface treated~~ as approved by designated engineering personnel of the village.

(B) The parking areas shall be maintained in a usable, dust-proof condition and graded and drained to dispose of all surface water. Whenever lighting is provided, it shall be so hooded or shielded as to reflect the light away from abutting or neighboring property, including public right-of-way.

(C) The location of each parking space and the direction of movement along the access driveways shall be indicated by painting upon the surface of the lot.

(D) A structurally sound wall or other abutment shall be installed and so placed around each side of the parking lot to ensure that no part of an automobile either extends over or is capable of accidentally rolling across the property line of the parking lot.

(E) *Parking lot setback; landscaping and screening requirements*.

(1) Minimum parking lot setback: All yards, 10 feet.

(2) *Interior parking lot landscaping*. One standard tree of at least three inches in diameter shall be planted within the parking lot for each five ~~ten~~ parking spaces. Interior parking lot landscaping must be provided in an island or peninsula within the parking lot.

(3) *Perimeter parking lot landscaping/screening*. Any parking lot that contains more than four parking spaces ~~and is located in a residential zoning district~~ must provide perimeter parking lot landscaping to screen the visibility of the parking lot from adjacent property lines. Around the perimeter of the parking area, an average of one tree and three shrubs per 25 linear feet of the parking area perimeter shall be planted.

(F) Parking lot cross-access connection points must be provided to adjacent parcels for all development with parking lots where commercial, industrial or other uses with parking lots are adjacent or are expected to be adjacent to the development. A recorded cross-access easement must be provided as part of any new site development. Exemptions to this cross-access connection requirement include if there are natural features which make a connection impossible or infeasible. The Village Planner can determine if a connection is feasible based on site conditions and adjacent conditions.

(G) Bicycle Parking. For developments that include multi-family (3 dwelling units or more), commercial, industrial and other non-residential uses, a minimum of two (2) bicycle parking spaces must be provided on the site where the use is located.

(1) Additional bicycle parking spaces shall be provided as follows:

(a) Residential: 1 space per every 20 units

(b) Commercial: 1 space per 2,500 square feet of floor area

(c) Industrial: 1 space per 10,000 square feet of floor area

(2) Bicycle spaces must be located in well-lit areas;

(3) Bicycle racks must be constructed of metal, or another weather-resistant material and include a concrete footing.

(4) Bicycle spaces must meet minimum dimensions of 2 feet in width by 6 feet in length, with a minimum overhead vertical clearance of 7 feet.

(5) Bicycle parking provided for residential development must be covered.

(6) Must be designed to accommodate both chain and U-shaped locks