



Plan and Zoning Commission
6:00 p.m. Tuesday March 3, 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: November 4, 2025
 December 2, 2025

5. 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).

6. 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).

2026 OFFICIAL ZONING MAP

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

7. COMMISSIONER / STAFF COMMENTS:

NEXT PZC MEETING – Tuesday April 7, 2026

8. ADJOURN



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 March 3, 2026

FROM: Abby Heckman, Village Planner

PROJECT: TEXT AMENDMENT – ZONING ORDINANCE REGULATIONS – AREA HEIGHT AND YARD REGULATIONS

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 zoning ordinance text amendment. The public hearing is scheduled for the March 3, 2026 PZC meeting. Public notice was published in The News-Gazette on February 14, 2026. The PZC acts in an advisory role to the Board of Trustees regarding text amendments.

SUMMARY OF PROPOSED ZONING ORDINANCE AMENDMENT DATED MARCH 3, 2026:

The current permitted use regulations for the R-2 district allow single-family (detached) homes along with duplex and single-family (attached) homes (also known as common lot line dwellings) (ZO 152.025). Unlimited Homes brought to Village staff attention an issue relating to the existing R-2 development standards in section 152.090, specifically the development of detached single-family uses in the R-2 district. The current rules allow for an attached home to provide an 8ft sideyard setback on one side while the other side can be a zero setback because it is attached to an adjacent home. Under the current regulations, development of a single-family detached home would require an 8ft setback on both sides.

Unlimited Homes has indicated the current ordinance text is more restrictive to single-family detached development in the R-2 district. For every detached home site there is 16ft of total sideyard setback required while attached single-family homes only requires a total of 8 feet of sideyard setback per lot (16ft of total sideyard per 2 attached dwellings). The current text is also more restrictive to single-family detached homes related to minimum lot size as the minimum lot size is currently 10,000 SF but the rules have been applied to allow detached homes on lots of 5,000 SF with a total between two (2) attached lots being 10,000 SF. A drawing provided by Unlimited Homes is attached which illustrates the spacing of attached homes under the current rules along with the spacing of detached homes under the proposed text changes.

Village staff reviewed the current ordinance text related to R-2 zoning and agreed that the current text is more restrictive to single-family detached home development. Staff prepared a text amendment to address the issues brought up by Unlimited Homes and to address issues that staff identified in the area, height and yard regulations sections, which are not directly related to R-2 development (152.091).

- The 152.090 chart has been edited to allow a minimum lot width of 40ft and a minimum lot size of 5,000 SF. A duplex has 2 dwellings and therefore the minimum lot size for a duplex lot would still be 10,000 SF since there is a “Minimum Land Area Per Dwelling” requirement of 5000 SF per dwelling.
- Footnote “i” that is referenced in the 152.090 chart has been edited to allow a 6ft sideyard setback for both sides of a detached single-family home within the R-2 district instead of the 8ft requirement which will still apply for attached single-family, duplex buildings and other permitted uses.
- The change to 152.091 (C) is to add clarification to when this modification would apply. The development standards listed in the 152.090 chart allow lots of less than 65ft in width to be created. Staff believe the modification allowed in 152.091 (C) should only apply to lots that were created legally but have a non-conforming lot width due to changes made to the zoning ordinance after lot creation and that it should not apply to lots created that meet the lot width requirements in the 152.090 chart.
- The language in 152.091 (E)(2) has been changed to allow permitted signage within all required yards. Commercial freestanding signs can be up to 50 SF and have historically been permitted in front yard setbacks. The current 25 SF limitation within yards is not reflective of how sign permits have been issued historically. A possible alternative to the proposed edit to the 152.091(E)(2) language could be to just change the 25 SF limitation to 50 SF to accommodate signage allowed in commercial districts if you do not want this to apply to freestanding signs allowed in industrial districts as they can be up to 100 SF. This change would not affect the current restriction preventing objects in the sight-visibility triangle at intersections.
- The language in 152.091 (G) should have been removed when the text amendment adding 152.048 Row Houses was adopted in 2020. This was an error that staff would like to address with this text amendment.

Attachments :

1. Resolution
2. Exhibit A – Zoning Ordinance Text Amendment Language (with text changes and additions shown)
3. Lot Layout Illustration – provided by Unlimited Homes

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 – Area, Height and Yard regulations)

- 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 edits to the area, height and yard regulations; and
- WHEREAS,** the Village staff prepared a Text Amendment to amend the current Zoning Ordinance (Chapter 152 of Title XV) in order to amend R-2 lot development standards and other allowed area and height modification language; and
- WHEREAS,** A Public Hearing concerning the proposed Text Amendment was held by the Village Plan and Zoning Commission on March 3, 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 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 / 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 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.

Village of Mahomet, Illinois

Chair, Plan and Zoning Commission

AREA, HEIGHT AND YARD REGULATIONS

§ 152.090 REQUIREMENTS.

Except as provided elsewhere in this chapter, the area, height and yard regulations shall be shown as in the following table:

District	Maximum Height (f)		Minimum Yard Depth/Width in Feet			Minimum Lot Width in Feet (d)	Minimum Land Area per Dwelling (d) in Square Feet	Minimum Lot Area (d)
	Stories	Feet	Front	Side	Rear			
AG	2.5	35	50	25	50	150	43,560	43,560
AC	2.5	35	50	25	50	150	(c)	43,560
R-1A	2.5	35	30	10	30	100	20,000	20,000
R-1B	2.5	35	25	10	25	80	10,000	10,000
R-1C	2	30	25	7	25	65	8,000	8,000
R-2	2.5	35	25	8(i)	25	4065	5,000	5,000 10,000
R-3A	2.5(h)	35(h)	25	8(h)(b)	25(b)	20	4,000	4,000
R-3B	3(h)	45(h)	25	8(h)(b)	25(b)	20	3,500	3,500
R-3C	3(h)	45(h)	25	8(h)(b)	25(b)	20	3,000	3,000
R-3G	3(h)	45(h)	25	7(h)(b)	25(b)	20	3,000	3,000
C-1	2.5	35	25	(a)	25	None	(e)	6,000
C-2	3	45	15	(a)	25	None	(e)	6,000
C-3	3	45	25	25	25	None	(e)	7,000
I-1	3	45	40	25	25	200	(c)	7,000
I-2	3	45	25	(a)	25	None	(c)	7,000
FP	NA	NA	NA	NA	NA	NA	NA	43,560

(a) None unless adjacent to a residential district in which case a minimum side yard of ten feet is required.
 (b) See § 152.048 for additional row house development standards.
 (c) Dwellings prohibited.

Exhibit A – Zoning Ordinance language with strikeouts and additions (underlined) shown

- (d) See § 152.091(A) for lot area and width exceptions.
- (e) Dwellings prohibited except by conditional use.
- (f) See § 152.091(F) for height exceptions.
- (g) **NA** means the appropriate requirement is “not applicable”.
- (h) See § 152.055 for additional multiple-family residential development standards.
- (i) Side yard setback requirements do not apply to common lot line dwellings on a side yard that adjoins another adjacent dwelling. The minimum required sideyard setback for a single-family detached dwelling can be reduced to 6ft per sideyard.-

§ 152.091 AREA AND HEIGHT MODIFICATIONS.

The height and area regulations specified in the foregoing are modified as specified below.

(A) *Lot area and width.* Any lot of record at the time of passage of this chapter having less area or width than herein required may be used for a single-family dwelling. In the R-2 and R-3 Zoning Districts, any lot which was of public record and platted on or before May 8, 1978, on which there is proposed to be erected a single-family dwelling shall contain an area of not less than 7,500 square feet. In the R-2 and R-3 Zoning Districts, any lot which was of public record on or before November 10, 1986 upon which there is proposed to be erected a single-family, two-family or multiple-family dwelling shall have a lot width of not less than 65 feet. Minimum lot widths are as established in the table of area, height and yard regulations in § 152.090. For regularly shaped lots, the lot width shall mean the average distance between the side lot lines, measured at right angles to the depth of the lot along the lot frontage. For irregularly shaped or wedge-shaped lots, the lot width shall be the arc at the points of intersection of the front setback line with the side lot lines. For irregular shaped or wedge-shaped lots only, such as along a cul-de-sac, the front yard setback line may be adjusted to increase the front yard setback through the subdivision plat review process to meet the minimum lot width requirement, but in no case shall the lot frontage at the front lot line be less than 40 feet. The minimum lot area requirements shall be reduced to 5,000 square feet for any lot of record within a commercial or industrial district and existing on or before January 1, 2002 and which is proposed to be utilized for a permissive or conditional use consistent with that district as set forth in division (B) below.

(B) *Front yard.* Where 30% or more of a block front is improved with buildings, then no part of any new building shall project beyond a line joining the two adjacent corners of the buildings on either side thereof, or where there is a building on only one side, beyond a line projected from the corresponding adjacent corner of the building except that no building shall be required to provide a front yard greater than 50 feet in any event. Where an official line has been established for the future widening or opening of a street upon which a lot abuts, then the depth of a front or side yard shall be measured from the official line.

(C) *Side yard.* The required side yard shall be maintained on each side of a dwelling, but for legally established lots with a non-conforming lot width the side yard may be reduced to 10% of the lot width on lots of less than 65 feet in width, provided, however, that no side yard shall be less than five feet.

(1) The required side yard on the street side of a corner lot shall be the same as the required front yard on the street, except that the building width shall not be reduced to less than 32 feet, and no accessory building shall project beyond the required front yard on either street.

(2) For the purpose of side yard regulations, a two-family dwelling, group house or multiple dwelling shall be considered as one building occupying one lot.

(D) *Rear yard.* The required rear yard may be reduced to 20% of the depth of the lot on any lot not exceeding 125 feet in depth. An accessory building, including guest quarters, may be built within a required rear yard when located at least five feet from the rear lot line and when occupying not more than 30% of the area of the required rear yard. Accessory, open and uncovered swimming pools, home

Exhibit A – Zoning Ordinance language with strikeouts and additions (underlined) shown

barbecue grills and home incinerators may occupy a required rear yard, provided they are not located closer than five feet to the rear lot line nor closer than two feet to a side lot line.

(E) *All yards.* The ordinary projection of roof over-hangs, cornices and ornamental features may be permitted but the projections shall not exceed 48 inches into any required yard.

(1) Filling station pumps and pump islands may occupy the required yard, provided, however that they are not less than 15 feet from street lines.

(2) Signs permitted by the use regulations of this chapter~~One directional or name sign or sign advertising products sold on the premises may occupy required yards. in a district where the sign is permitted by the use regulations of this chapter, provided the sign is of not more than 25 square feet in area.~~

(3) *Fences, hedges or walls.* See § 152.050(D).

(4) Where a lot or tract is used for multiple-family, commercial or industrial purposes, more than one main building may be located on the lot or tract, but only when the buildings conform to all open space requirements around the lot for the district in which the lot or tract is located.

(5) Required front yards shall be devoted entirely to landscaped area except for guest parking and the necessary paving of driveways and sidewalks to reach parking or loading areas in the side or rear yard.

(6) Where an official line has been established for the future widening or opening of a street or major thoroughfare upon which a lot abuts, then the depth of a front or side yard shall be measured from the official line to the nearest line of the building.

(7) Trailers, including camping and boat trailers, pick-up camper bodies, and boats shall be stored only in established rear yards.

(F) *Height.*

(1) Chimneys, cooling or water towers, elevators, bulkheads, fire towers, monuments, stacks, stage towers or necessary mechanical apparatuses may be erected to any height not in conflict with any other ordinance of the village.

(2) Public, semi-public or public service buildings, hospitals, institutions, churches and schools, when permitted in a district may be erected to exceed height limits specified for the district, provided all required yards are increased by one foot for each foot of building height above the specified height limit.

(3) Buildings in the R-3, C and I Districts may be increased in height one foot for each foot the building is set back from all yard lines up to a maximum height of 100 feet, provided that the gross floor area provided exclusive of enclosed garages, does not exceed the number of square feet of land area of the lot on which the building is placed.

~~(G) *Row house building.*~~

~~(1) In districts where row house buildings are permitted and row houses are to be constructed for sale, each on its own lot, to individual owners, the row houses shall not be subject to the minimum lot requirements of § 152.090 but instead shall be subject to the minimum requirements specified in this section.~~

~~(2) Minimum lot area for a row house lot shall be not less than 5,000 square feet.~~

~~(3) Minimum frontage of a row house lot on a public street shall be not less than 30 feet on a standard lot and not less than 50 feet on a corner lot.~~

~~(4) (a) No side yard shall be required along any side lot line which is common to two attached row houses, whether they be on interior or exterior row house lots.~~

~~(b) On side yard, conforming to the least width required by § 152.090 shall be required along the side lot lines of an exterior row house lot where the lot line is not common to that of any other attached row house.~~

Exhibit A – Zoning Ordinance language with strikeouts and additions (underlined> shown

- ~~— (5) Front yard and rear yard requirements as established in § 152.090 shall be provided for all row house dwellings.~~
- ~~— (6) A minimum lot width of 40 feet shall be provided for all interior and exterior row house lots.~~
- ~~— (7) Row houses shall be developed on subdivided lots with no more than three units per building; nor shall the building exceed 120 feet in length.~~
- ~~— (8) The maximum lot coverage for row house lot shall be 40% and not less than 1,800 square feet of open space shall be provided on each row house lot.~~
- ~~— (9) Exterior treatment of attached row houses shall be integrated. Exterior of buildings shall be maintained in their original color and treatment unless otherwise agreed to in writing by the affected lot owners.~~
- ~~— (10) (a) An unobstructed easement shall be provided across the side and rear eight feet of each exterior row house lot (triplex), when adjacent to an interior row house lot, for ingress and egress of adjacent interior row house lot owners for maintenance purposes.~~
 - ~~— (b) The access easement shall be unobstructed and physically passable at all times. This easement shall be incorporated into each deed transferring title to the property.~~
- ~~— (11) A party wall agreement shall be included in the subdivision covenants for each row house lot setting forth provisions for repair of common walls, repair of common utility service connections, reconstruction of the common building in the event of damage or destruction of one or all of the dwelling units and common maintenance and repair of joint facilities.~~
- ~~— (12) The coincident property walls (party wall) of each row house shall be constructed in a manner which complies with the standards for common walls established by the BOCA Building Code of 1990, in that each common wall shall have a minimum fire resistance rating of two hours.~~
(Ord. passed 7-23-2002; Ord. 12-08-02, passed 8-28-2012; Ord. 17-09-02, passed 9-26-2017)



**Plan and Zoning Commission
Staff Report
Meeting March 3, 2026**

FROM: Abby Heckman, Village Planner

CASE: Approval of the updated Official 2026 Zoning Map

ACTION: Recommendation to the Board of Trustees

ATTACHMENT: 2026 Official Zoning Map - Village of Mahomet, Illinois

BACKGROUND:

In accordance with the Illinois Compiled Statutes, the Village is required to publish an updated and current zoning map, no later than March 31st of each year. The Champaign County GIS Consortium recently completed a new zoning map entitled "2026 Official Zoning Map - Village of Mahomet, Illinois." The new zoning map is current to December 31, 2025 and incorporates zoning classification, annexation and subdivision related information for the Village from the previous year.

In 2025, the Village Board of Trustees approved three (3) rezonings for properties within the Village limits and three (3) annexations for properties adjacent to the Village limits. The rezonings included property at 1202 N Lombard Street, 2065 County Road 525E (S Prairieview Road) and the south side of Thornewood Drive. The annexations included property at 503 S Lake of the Woods Road, 2276 County Road 350E (N Lombard Street), and the south side of County Road 2175N. The approved rezonings along with the land area and related zoning for the annexed properties is reflected on the provided map.

Upon adoption by the Village Board, the map entitled "2026 Official Zoning Map - Village of Mahomet, Illinois" will become the Official Zoning Map of the Village.

VILLAGE STAFF RECOMMENDATION:

Staff recommends that the Plan and Zoning Commission review the updated zoning map and adopt the attached Resolution to recommend that the Board of Trustees approve the updated 2026 Official Zoning Map for the Village.

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

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 land use designations and policies as set forth in Zoning Districts within the Corporate Limits of the Village; and,

WHEREAS, the Village is required to publish “a map clearly showing the existing zoning uses, divisions, restrictions, regulations and classifications of such for the preceding calendar year”, no later than March 31st of each year; and,

WHEREAS, the Village previously published a map entitled “2025 Official Zoning Map - Village of Mahomet, Illinois” as its Official Zoning Map; and,

WHEREAS, the Village of Mahomet Official Zoning Map has been updated to reflect annexations, rezonings, subdivisions and other changes which have taken place over the past year; and,

WHEREAS, the Village Planner and staff have reviewed the 2026 Official Zoning Map and recommended approval of the updated map; and,

WHEREAS, the Plan and Zoning Commission met and reviewed the 2026 Official Zoning Map.

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/disapprove** and **adopt/not 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.

Chair, Plan and Zoning Commission

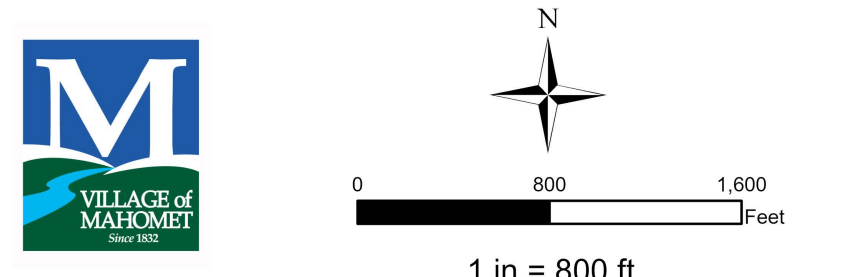
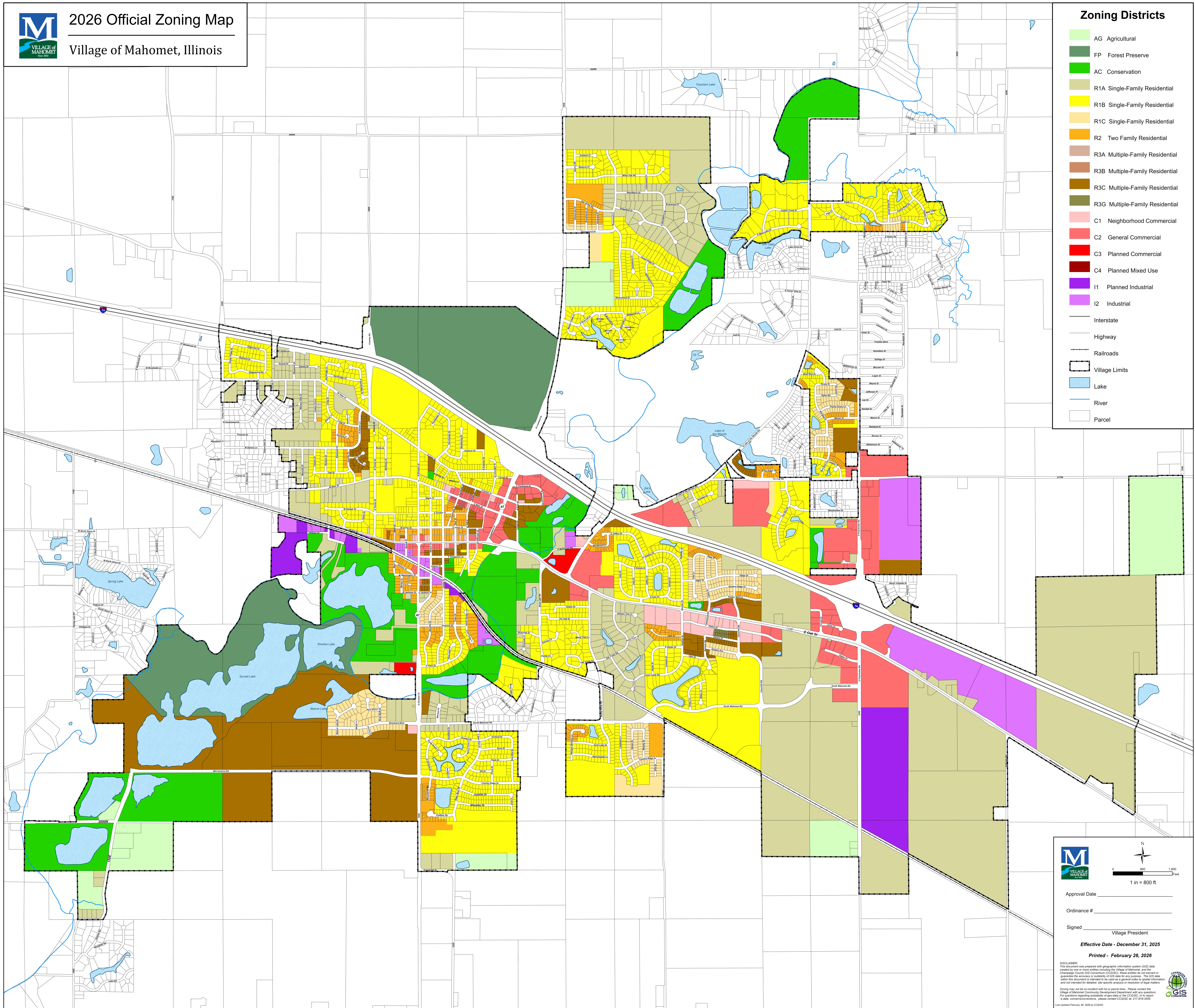


2026 Official Zoning Map

Village of Mahomet, Illinois

Zoning Districts

- AG Agricultural
- FP Forest Preserve
- AC Conservation
- R1A Single-Family Residential
- R1B Single-Family Residential
- R1C Single-Family Residential
- R2 Two Family Residential
- R3A Multiple-Family Residential
- R3B Multiple-Family Residential
- R3C Multiple-Family Residential
- R3G Multiple-Family Residential
- C1 Neighborhood Commercial
- C2 General Commercial
- C3 Planned Commercial
- C4 Planned Mixed Use
- I1 Planned Industrial
- I2 Industrial
- Interstate
- Highway
- Railroads
- Village Limits
- Lake
- River
- Parcel



Approval Date _____

Ordinance # _____

Signed _____
Village President

Effective Date - December 31, 2025

Printed - February 26, 2026

DISCLAIMER: This document was prepared with geographic information system (GIS) data created for one or more other purposes by the Village of Mahomet, and the Village of Mahomet does not warrant the accuracy or suitability of GIS data for any purpose. The GIS data with this document is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Zoning may not be co-incident with lot or parcel lines. Please contact the Village of Mahomet Community Development Department with any questions. For questions regarding availability of geo-data or the CCISDC, or the report # data, contact the CCISDC, please contact CCISDC at 217-819-3055.

GIS CONSULTING

Last Updated February 26, 2026 by CCISDC