STREET INDEX

ADRIAN DRIVE D,8
AINTREE CHASE F,3–4
AMHERST DRIVE E,7–8
ANDREW ROAD C–I,9
ARLINGTON CHASE G,3–4
ASCOT CHASE F,3–4
AUTUMN RIDGE COURT B,5
BACK BAY DRIVE G,10–11
BAYLOR DRIVE D,8
BELMONT CHASE F–G,4
BIRCH LAKE DRIVE H–I,8
BLUE SPRINGS DIIVE G,10
BRIDGEPORT DRIVE D,7
BRITTIN PLACE I,12
BROOKSIDE GLEN DRIVE G,7–8
CABIN SMOKE TRAIL A–D,3–4
CEDAR RAIL DRIVE D,4
CHARTER OAK DRIVE I–J,7
CHERRYWOOD COURT, C,6
CHIMNEY VIEW LANE A,3
CHIMNEY ROCK COURT C,6
CORNSILK COURT G,6
CROSSING DRIVE F,8
CROWN POINT DRIVE E–F,9
DOGWOOD COURT C,6
DUNBARTON DRIVE D,7
EMORY DRIVE E,8
EVERGREEN WALK C,5–6
FIELDSIDE LANE G,5.
FIRST STREET F–G,5–9
FLAGGLAND DRIVE D–E,7–8
FLEETWOOD DRIVE G,10–11
FOUNTAIN PARK DRIVE C,5–6
GALAXIE DRIVE F,10
GEORGETOWNE ROAD E,5–6
GOLF CREST COURT A,4–5
GOOSENECK TRAIL F,6
GRACIE LANE I,13
GREEN MEADOW DRIVE G,6
GROUSE COURT F,6
HANNAH DRIVE I,13
HARTFORD DRIVE E,8
HARVEST COURT G,6
HAWTHORNE CHASE F,4
HICKORY RIDGE LANE A,3–4
HILL TOP DRIVE I,7
ILLINI BOULEVARD G,9–10
JULIA DRIVE F,9
KINGSPOINT DRIVE E,9–10
KINGSWAY DRIVE F,8
LAKEVIEW DRIVE G,7–8
LANDSDOWNE DRIVE E,9
LIGHTSTONE COURT C,6
LOST TREE DRIVE G,5–7
MAIN STREET G,8
MALLARD WAY F,6
MASHIE COURT B,3
MEADOWLANDS DRIVE G,7
MEREDITH DRIVE D–E,5
MIDDLEBURG DRIVE E,8–9
NIBLICK LANE B,3
NINE ROCK ROAD C,5–6
NINO DRIVE H–I,8
NORTH STREET G,9–10
OLD TIPTON SCHOOL ROAD D,5–9
OPAL LANE G,10
PARKVIEW DRIVE G,6
PARKWAY DRIVE D–F,7–9
PARTRIDGE PASS F,5
PHEASANT RUN E–F,5–7
PIMLICO CHASE G,4
PINE DRIVE H,6–9
PONDER WAY E–F,9
PORTLAND DRIVE D,8
POSSUM PASS COURT G,6
PRAIRIE LAKE DRIVE I, 11–12
PRAIRIE PLACE G,6
PRINCE DRIVE F,8
PRIVATE ROAD E,6
QUAIL ROOST COURT F,7
QUEENSWAY DRIVE F,8
RADFORD DRIVE E,7–8
RAIL FENCE DRIVE D,3–4
RAMBLEWOOD LANE F–G,7
RED BUD RUN D,6
RIDGEVIEW DRIVE I,7
RUTGERS DRIVE E,8
SARATOGA CHASE F–G,4–5
SEBRING ROAD A–C,5
SECOND STREET G,8
ROYAL DRIVE F,8–9
SHERMAN BOULEVARD
SOUTH STREET G,8
SPLIT RAIL DRIVE D,3
STARDUST DRIVE D–E,6–7
STONEHILL DRIVE D–E,8
ST. JOHNS DRIVE D–F,7
SUDOUTH DRIVE I,13
SUNKIST DRIVE G,6
THIRD STREET G,8
THRUSH COURT F,5
TIMBER EDGE DRIVE G,6–7
TIMBERCREST DRIVE H,7
TIMBERLINE LANE J,12
TURTLE DOVE DRIVE F,6
TRENTON DRIVE D,8
VANDERBILT DRIVE D,7
VILLA PARKWAY E,6–7
VILLAGE CENTER DRIVE G,10–12
WESTHAMPTON DRIVE D,8
WILLIAMSBURG ROAD E,5–6
WILLOW HILL DRRIVE H,8
WILLOW BAY G,10
WILLOW LANE G,7
WINDAMERE DRIVE E,10
WINGATE DRIVE E,7
WOOD DUCK COURT F,6
WOODRIDGE DRIVE G,7
WOODS MILL ROAD H–J,7
WORTHINGTON CHASE F,4
XAVIER DRIVE D,8–9
ZIMMERMAN DRIVE H,5–8

SUBDIVISION INDEX

BIRCH LAKES ESTATES
H–J,7–9
BIRCH LAKE DRIVE
CHARTER OAK DRIVE
HILL TOP DRIVE
PINE DRIVE
RIDGEVIEW
TIMBERCREST DRIVE

BRIERWOOD
H–I,8–9
PINE DRIVE

BRITTIN PLACE NORTH
I–J,13
GRACIE LANE
HANNAH DRIVE

BRITTIN PLACE SOUTH
I,12–13
BRITTIN PLACE

BROOKSIDE GLEN
G,7–8
BROOKSIDE GLEN DRIVE
LAKEVIEW DRIVE
LOST TREE DRIVE
MEADOWLANDS DRIVE
WILLOW LANE

CAROLINE ESTATES
D,7

THE CROSSING
F,7–8
CROSSING DRIVE

CROWN POINT
E–F,9–10
CROWN POINT DRIVE
KINGSPOINT DRIVE
LANDSDOWNE DRIVE
PONDER WAY
WINDAMERE DRIVE

FANCY CREEK ESTATES
H,7
WOODS MILL ROAD

FLAGGLAND PARK
D–E,7–9
ADRIAN DRIVE
AMHERST DRIVE
BAYLOR DRIVE
BRIDGEPORT
DUNBARTON DRIVE
EMORY DRIVE
FLAGGLAND DRIVE
HARTFORD DRIVE
MIDDLEBURG DRIVE
PARKWAY DRIVE
PORTLAND DRIVE
RADFORD DRIVE
RUTGERS DRIVE
SAINT JOHN'S DRIVE
STONEHILL DRIVE
TRENTON DRIVE
VANDERBUILT DRIVE
WESTHAMPTON DRIVE
WINGATE DRIVE
XAVIER DRIVE

GEORGETOWNE OAKS
D–E,5–6
GEORGETOWNE ROAD
WILLIAMSBURG ROAD

GOLDEN POND PLACE
H,8–9
PINE DRIVE

LYNNDALE
F,7–9
KINGSWAY DRIVE
PRINCE DRIVE
QUEENSWAY DRIVE
ROYAL DRIVE

NORTH HAVEN
D,6–7
STARDUST DRIVE

OLD HICKORY AT THE RAIL
A–B,3
MARSHIE COURT
NIBLICK LANE

OLD TIPTON ESTATES
C,5–6
CHERRYWOOD COURT
CHIMNEY ROCK COURT
DOGWOOD COURT
EVERGREEN WALK
FOUNTAIN PARK DRIVE
LIGHTSTONE COURT
MAYFIELD COURT
NINE ROCK ROAD
RED BUD RUN

ORIGINAL SHERMAN
G,8–9
FIRST STREET
NORTH STREET
MAIN STREET
SECOND STREET
SOUTH STREET
THIRD STREET

PRARIE LAKE ESTATES
I–J,11–12
PRARIE LAKE DRIVE

QUAIL POINTE
F–7
PINTAIL DRIVE

QUAIL RIDGE
E–F,5–7
FIRST STREET
GOOSENECK TRAIL
GROUSE COURT
MALLARD WAY
MEREDITH DRIVE
PARTRIDGE PASS
PHEASANT RUN
QUAIL ROOST COURT
RAMBLEWOOD LANE
THRUSH COURT
TURTLE DOVE DRIVE
WOOD DUCK COURT

RAIL ESTATES
A–B,4–5
AUTUMN RIDGE COURT
GOLF CREST COURT

RAIL MEADOWS
A–B,3–4
CABIN SMOKE TRAIL
CHIMNEY VIEW LANE
HICKORY RIDGE LANE

RAIL POINTE
D,3–4
CEDAR RAIL DRIVE
RAIL FENCE DRIVE
SPLIT RAIL DRIVE

RED BUD
D,5–6
RED BUD RUN

REDMARY ACRES
D,5

ROUTE 66 CROSSING
F–G,9–10
ILLINI BOULEVARD
GALAXIE DRIVE
VILLAGE CENTER DRIVE

SPRING LAKE ESTATES
H–I,8
NINO DRIVE
WILLOW HILL DR.

STEEPLECHASE
E–G,3–5
AINTREE CHASE
ARLINGTON CHASE
ASCOT CHASE
BELMONT CHASE
HAWTHORNE CHASE
PIMLICO CHASE
SARAGOTA CHASE
WORTHINGTON CHASE

THE PRAIRIE AT BROOKSIDE GLEN
G–H,5–7
CORNSILK COURT
FIELDSIDE LANE
GREEN MEADOW DRIVE
HARROW DRIVE
HARVEST COURT
LOST TREE DRIVE
MEREDITH DRIVE
PARKVIEW DRIVE
POSSUM PASS COURT
PRAIRIE PLACE
RAMBLEWOOD LANE
SUNKIST DRIVE
TIMBER EDGE DRIVE
WOODRIDGE DRIVE

THE RAIL
B–C,5
SEBRING ROAD

TIMBERLINE ESTATES
J,12
TIMBERLINE LANE

VILLA EAST
D–E,6–7
VILLA PARKWAY
STARDUST DRIVE

WATERFORD
G–H,10–11
BACK BAY DRIVE
BLUE SPRINGS DRIVE
FLEETWOOD DRIVE
OPAL LANE
VILLAGE CENTER DRIVE
WILLOW BAY

TOWNSHIP BOUNDARY

LIMITS OF VILLAGE BOUNDARY
2,064 ACRES AS OF APRIL 2023

LIMITS OF ZONING DISTRICTS

LIMITS OF TIF DISTRICT (AREA 1) – 299.5 AC

LIMITS OF TIF DISTRICT (AREA 2) – 34.7 AC
& OVERLAP OF TIF DISTRICTS 1 & 2

LIMITS OF TIF DISTRICT (AREA 3) – 53.8 AC

OVERLAP OF TIF DISTRICTS 1 & 3 – 46.6 AC

SUBDIVISION BOUNDARY

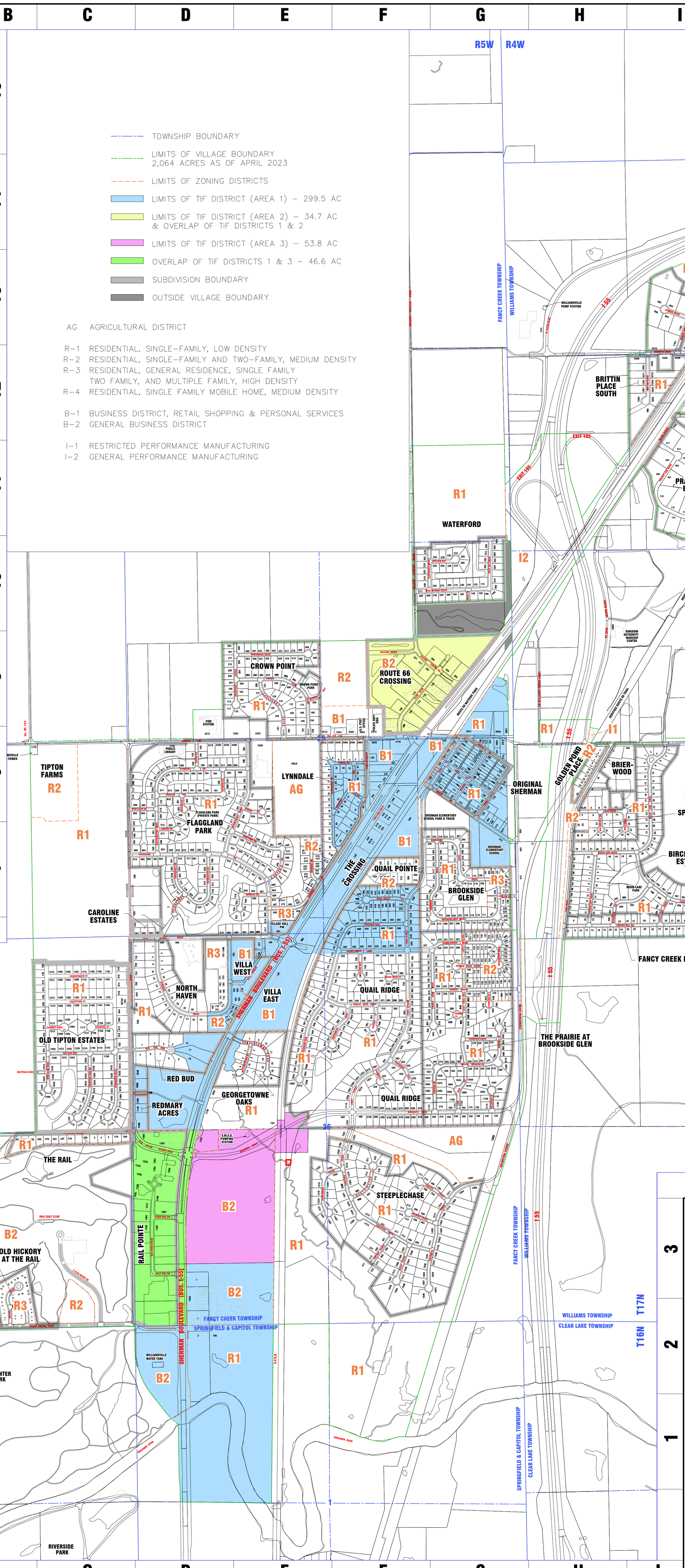
OUTSIDE VILLAGE BOUNDARY

AG AGRICULTURAL DISTRICT

R–1 RESIDENTIAL, SINGLE–FAMILY, LOW DENSITY
R–2 RESIDENTIAL, SINGLE–FAMILY AND TWO–FAMILY, MEDIUM DENSITY
R–3 RESIDENTIAL, GENERAL RESIDENCE, SINGLE FAMILY
TWO FAMILY, AND MULTIPLE FAMILY, HIGH DENSITY
R–4 RESIDENTIAL, SINGLE FAMILY MOBILE HOME, MEDIUM DENSITY

B–1 BUSINESS DISTRICT, RETAIL SHOPPING & PERSONAL SERVICES
B–2 GENERAL BUSINESS DISTRICT

I–1 RESTRICTED PERFORMANCE MANUFACTURING
I–2 GENERAL PERFORMANCE MANUFACTURING



ZONING MAP
VILLAGE OF
SHERMAN
SANGAMON COUNTY
ILLINOIS

TREVOR CLATFELTER
(SHERMAN VILLAGE PRESIDENT)
DATE:

MIKE STRATTON
(DEPUTY CLERK)
DATE:

ORDINANCE NUMBER: 2023–01
EFFECTIVE DATE 2/27/23