



BOARD OF TRUSTEES
Joint Meeting with Plan & Zoning Commission
July 21, 2026
6:00 PM
MINUTES

1. **CALL TO ORDER:** Tompkins called the joint meeting to order at 6:00 PM
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Mohr called the roll, Trustee Colravy, Schriver, Harpst, Willard, Oliger and Metzger are present. Members of the Plan & Zoning Commission present, DeAtley, Briney, Hall, Graham, Buchanan and Buzicky are present, Schaefer is absent. Additionally, Jason Tompkins, Village President, Patrick Brown, Village Administrator, Joe Chamley, Village Attorney, Abby Heckman, Village Planner, Ellen Hedrick, Village Engineer, Dave Smysor, Chief of Police, Austin Shufflebarger, Economic Development Specialist, Dan Waldinger, Parks & Recreation Director, and Dawn Mohr, Village Clerk are present.
4. **PUBLIC COMMENT:** No public comment is presented.
5. **BOARD OF TRUSTEES and PLAN & ZONING COMMISSION WORKSHOP:**
 - A. **Comprehensive Plan and Parks & Recreation Plan Update: Consultant will do an Introduction of the Comprehensive Planning Process**

This joint workshop between the Board and the Plan & Zoning Commission will introduce SmithGroup, the consulting team leading the 2027 Comprehensive Plan and Parks & Recreation Plan updates. SmithGroup will present the project scope, timeline, and public engagement strategy. They will also facilitate a discussion on which elements of the prior plans to keep, revise, or remove. This session is for discussion and information only; no formal action will be taken.

Tompkins welcomes both the Plan & Zoning Commission and Smith Group to the meeting. He turns the introduction over to Heckman, Heckman introduces Chris Luthrie, Landscape Architect, Kat Clark, Urban Designer, and Michala Davis, Planner and Urban Designer. Chris leads off the discussion with a brief background of Smith Group and moves into the comp plan and what the goal is from tonight's kickoff meeting. He turns the room over to Kat, Kat begins with an exercise for the Trustees and the members of the PZC. Metzger asked for clarification if the exercise is geared towards Parks & Recreation or the Village in general. Kat answered that it would be geared toward both. She asks the group to describe Mahomet in one word as it is today. Tompkins leads off with busy,

Metzger answered, safe, Hall added, growing, Metzger described Mahomet as safe. Several other words were mentioned and a discussion emerged around the key words. Moving on she asked the group to use one word to describe Mahomet in the future, Olinger leads off with diverse, Hedrick speaks up with accessible, DeAtley added planned, Olinger said Mahomet is inviting, Waldinger speaks up and said Mahomet is fun, Metzger expressed capacity. Another discussion is about what those words mean in relation to how the comp plan ties in. for the next exercise Kat asked how they would gauge success. Tompkins leads off with diversity in regards to residential to commercial growth, Hedrick answered with job growth, Buzicky stated clear plan actions, Metzger tags on and added obtainable plans, making sure we have the capacity, don't want to lose the small-town feeling, people want to feel as though they belong. Tompkins added that retention is important. DeAtley states that communicating with the public is important. The discussion moves on and dives deeper into one item in particular, retention, and what is the best approach. Kat explains that they will be having a focus group with high school junior and seniors to get insight on what they think or feel about Mahomet and why they would choose to raise a family. Schriver suggested that they somehow locate past students who went away to college and had been gone for 10 years. Kat moves on and a map is brought to the forefront where the group is asked if they had to choose an area to focus on would it be Downtown Mahomet, the Eastwood area, North 47, Mid-American Road, or East Mahomet/Patton Drive. The topic sparks the conversation, and it is believed that the Mid American Road area and the North 47 area would most likely have residential development the group weighed in on the different options and decided on the Eastwood area. Tompkins highlights by saying that Eastwood needs the most help and that it is the first impression people get when entering Mahomet. The final exercise is about Roses and Thorns, Kat asked the group to name the good (roses) and bad (thorns) that already are in Mahomet. Metzger immediately speaks up and said that 3 thorns that are top of mind are the school capacity, the lack of a recreation facility and the police building. He adds that the struggle is residents who live within the Village of Mahomet having to foot the bill while residents outside the Village limits benefit without contributing to the tax base. Hall reacted and said she agrees with Metzger, Briney speaks up and states that as he agrees with the capacity issue he believes that the school district is a rose. Waldinger adds that the Village acquiring 13 acres and also building the tennis courts is a rose and stated that not having enough indoor facilities is a thorn. Metzger states that he believes the Village has done a good job with the commercial growth and that he believes we could do a better job on selling people on the growth. Tompkins agreed saying that he would like to see them do a better job explaining how commercial growth is essential if residents want to see relief on their tax bills. Colravy speaks up and states that he believes the Village is growing the right way. The discussion continues with more input from the group.

In closing Kat thanks, the Board and PZC members and explains how they plan on proceeding. She adds that they will be doing a pop up on August 15th at the opening night for soccer.

July 21, 2026

Included in the minutes, the slide show that was presented during the joint meeting.

7. **MAYOR'S REPORT:**

- A. **July 2026 Board Meeting Calendar:** Tompkins asked that if there were any planned absences, to please contact the Clerk directly.

1. July 28, 2026, Board of Trustees Meeting

8. **NEW BUSINESS:** No new business is presented.

9. **ADJOURNMENT:** Tompkins called for a motion to adjourn the joint meeting, Oliger moved and Harpst seconded. Mohr called the roll, ALL VOTES YES 12-0 The joint meeting adjourned at 7:39 PM

Approved
as
presented
7/28/2026
Oliger



Village of Mahomet Comprehensive and Parks Plans

YOUR VILLAGE, YOUR PLANS

July 21, 2028

Prior Plan Audit

SMITHGROUP

WHAT IS A COMPREHENSIVE PLAN?

- A **framework for growth** and redevelopment, guided by a **collective community vision**.
- A strategic document that identifies **goals and objectives** that can be **accomplished over time** by Village Staff, Board members, and partner agencies
- 20-year horizon with **short- and long-term strategies**.
- Kept current through **evaluation and updating** every 5-10 years.



WHY NOW?

10 years after the last Comprehensive Plan Update, a lot has changed.



Grown by nearly
2,500 people



Downtown Plan
Adopted



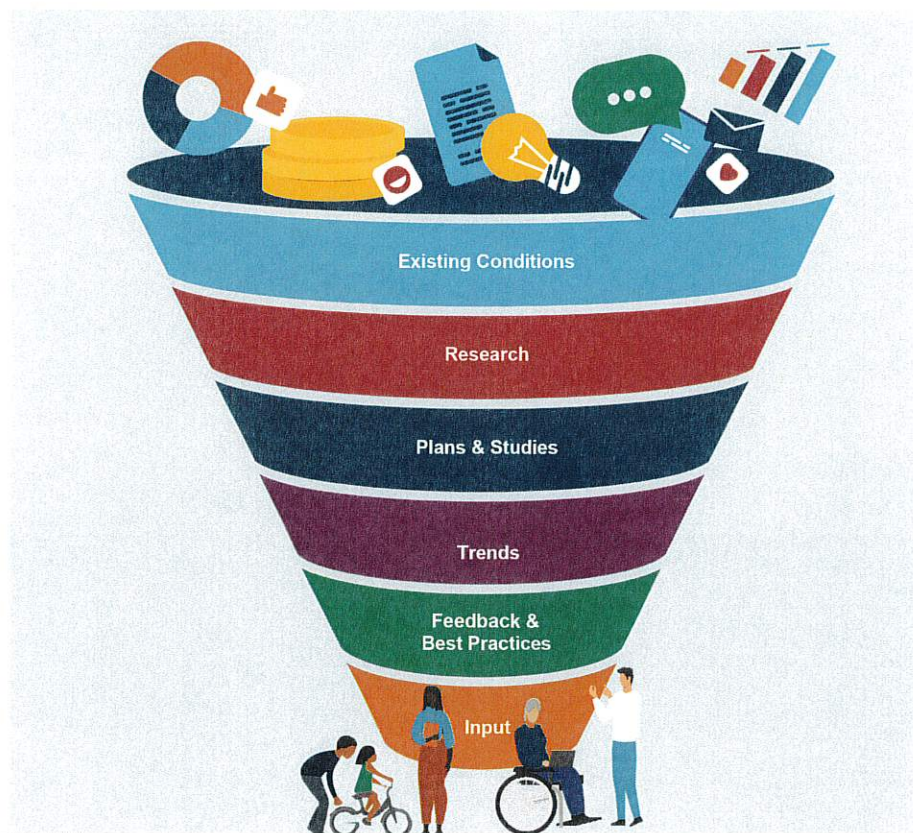
Rise in working
from home and
online shopping



Increasing cost
of living and cost
of construction

HOW WILL WE MAKE THE COMPREHENSIVE AND PARKS PLANS?

- Reviewing Past Plans
- Analyzing Data and Trends
- Conducting a Deeper Dive into Housing
- Synthesizing Goals, Policies, and Actions
- Collaborating with Village Staff and Leadership
- **Collaborating with you Along the Way!**



OVERALL UPDATES

After reviewing the prior Comprehensive Plan as well as other Village Plans, the Consulting team identified several ways to update the plan to meet the current needs of the community and integrate other Village priorities.

Community Profile and Engagement completely updated

Have actions of both plans be tied to a timeframe, champion, and partners like the Strategic Plan

Keep both plans clear, succinct, and actionable

Example | Village can influence future connections to schools or where new schools can be located, but can't impact school curriculum or enrollment size

Actions should fit into following categories

Align the Comprehensive Plan recommendations with the Strategic Plan

- Capital Improvements
- Policies (i.e. zoning ordinance updates, TIFs)
- Programs
- Funding
- Staffing

RESIDENTIAL DEVELOPMENT



RETAIN

Goal. Provide a variety of high-quality housing options that can accommodate a wide range of ages and incomes and continue to attract families to Mahomet.

REVISE

Turn high level objectives into recommendations for specific zoning ordinance updates

ADD

- In Future Land Use Plan, note the Special Areas where future housing should be located and development standards
 - Mid-America Road/South IL-47 Area
 - South Mahomet Road/Middletown Prairie Area
 - North IL-47/Lake of the Woods Forest Preserve Area
- Incorporate Strategic Plan Goals
 - CD4. Zoning Ordinance Updates
 - Goal CD8: Licensing and Training for Code Compliance Officials
 - Goal CD10: Review Fee Structure & Permitting Costs
 - Goal CD11: Property Maintenance Codes

COMMERCIAL AREAS



RETAIN

Goal. Maintain vibrant commercial areas that support the daily needs of local residents as well as visitors to Mahomet.

REVISE

- Turn high level objectives into recommendations for specific zoning ordinance updates
- List of econ development tools
- Recommendation 11 about East Mahomet TIF District

REMOVE

Actions related to gateways and connections > move to Transportation & Mobility

ADD

- In Future Land Use Plan, note the Special Areas where future commercial growth should be located
 - Eastwood Drive Commercial Area
 - Patton Drive Commercial Area
- Incorporate Strategic Plan Goals
 - Goal B1: Marketing and Branding Plan > Transition to long-term comms and wayfinding
 - Goal B3: Prioritize Commercial Development & Recruitment
 - Goal CD1: Increase Daytime Population
 - Goal CD2: Tourism > Focus on capital projects and programs to promote eco-tourism
 - Goal CD3: Younger Adult Retention > Add programs for youth civic engagement and workforce training

DOWNTOWN



RETAIN

Goal. Position Downtown Mahomet as a pedestrian-friendly, mixed-use district that is a retail and dining destination, a central gathering place, and home to residents.

REVISE

- Turn high level objectives into recommendations for specific zoning ordinance updates
- Update objectives to reflect remaining capital improvements shown in the Downtown Plan.

REMOVE

Actions related to Eastwood Drive Commercial Area – covered prior

ADD

- Updated Downtown diagram highlighting remaining improvements outlined in Downtown Plan (i.e. Freedom Plaza)
- Incorporate Strategic Plan Goals
 - Goal E3: Continue Progress on Implementation of Downtown Master Plan
 - Goal CD7: Adopt Downtown Design Guidelines

COMMUNITY FACILITIES



RETAIN

Goal. Provide quality community facilities and services that meet the needs of residents, contribute to a high quality of life, and enhance Mahomet's desirability as a place to live and work.

REVISE

- Merge relevant Comp Plan Objectives and Strategic Plan actions
- List of funding tools

ADD

- Incorporate Strategic Plan Goals
 - Combine goals for future staff building space needs under one objective for regular board evaluation
 - i.e Goal A2: New Administration and Police Facility and Goal WS3: Identify Public Works Building Space Needs
 - Goal E1: Warning Sirens
 - Goal WS2: Continue Implementation of Water Master Plan

PARKS & RECREATION



Parks & Recreation

Goal: Expand and enhance the Village's system of parks and recreation areas and improve access to these amenities.

Objectives:

- 1. Establish a comprehensive system of parks and recreation areas that provide for the needs of all residents.
- 2. Establish a comprehensive system of trails that provide for the needs of all residents.
- 3. Establish a comprehensive system of playgrounds that provide for the needs of all residents.
- 4. Establish a comprehensive system of sports fields that provide for the needs of all residents.
- 5. Establish a comprehensive system of community centers that provide for the needs of all residents.

Comments on the Plan: (Village of Mahomet)

- 1. Comments on the Plan: (Village of Mahomet)
- 2. Comments on the Plan: (Village of Mahomet)
- 3. Comments on the Plan: (Village of Mahomet)
- 4. Comments on the Plan: (Village of Mahomet)
- 5. Comments on the Plan: (Village of Mahomet)

RETAIN

Goal. Expand and enhance the Village's system of parks and recreation areas and improve access to these amenities.

ADD

- Specific capital improvements arising from the Parks and Rec Plan, especially for focus area parks
 - Freedom Plaza
 - Recreation Center
 - Barber Park
 - Bridle Leash Park
 - 13 Acres Park

REVISE

- Reference the Parks and Recreation Plan, which will have updated list of capital improvements
- List of funding tools

REMOVE

- Goals 9 and 10 > move to residential development instead
 - Discourage the premature conversion of productive farmland and open space and focus on infill and redevelopment opportunities within areas already served by existing infrastructure.
 - Encourage development that respects natural features, such as waterways and wooded areas, and integrates these assets as green corridors within and between developed areas. Will be moved to Residential Development

TRANSPORTATION & MOBILITY



RETAIN

Goal. Provide a balanced transportation network that accommodates the safe and efficient circulation of vehicles, bicycles, pedestrians, and transit throughout the community.

REVISE

- Update map of proposed long-term trail and road connections
- Update actions to align with Long-Range Transportation Plan

ADD

- Recommendation and map of future road connections as outlined in Long Range Transportation Plan (i.e 2400 and Patton Drive)
- Address active rail line as it relates to South Mahomet Road/Middletown Prairie Area
- Incorporate Strategic Plan Goals — Goal B4: Comprehensive Sidewalk/Multi-Purpose Path Plan and Goal E4: Identify Improvement Areas of Sidewalk & Multi-Use Path Network > *Identify priority connections on updated map*

INTERGOVERNMENTAL COOPERATION



RETAIN

Actions related to intergovernmental cooperation and combine under one objective.

REVISE

Turn this goal into general governance and create an action about Village collaboration to incorporate actions related to Village governance and communication.

ADD

- Incorporate Strategic Plan Goals
 - Goal B6: Develop Succession Planning Strategy
 - Goal A1: Succession planning for key positions approaching Retirement
 - Goal A4: Develop Comprehensive Human Capital Strategic Plan
 - Goal B7: Communication Strategy
 - Goal A3: Improve resident communication strategies
 - Goal P3: Police Community Engagement
 - Combine goals for evaluating staffing needs under one objective (recurring every 5 years)
 - Combine goals for GIS maintenance under one objective (ongoing)