



**BOARD OF TRUSTEES
STUDY SESSION
June 9, 2026
6:00 PM
503 E. MAIN STREET
MAHOMET, IL 61853**

AGENDA

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **PUBLIC COMMENT:** The Board 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 comments are accepted for a maximum of 30 minutes at each meeting. There is a five (5) minute time limit for your remarks. The Presiding Officer 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. For any actionable item on the agenda, public comment is accepted but limited for a maximum of 30 minutes per actionable item after a motion to approve is made and seconded.
5. **ORDINANCES, RESOLUTIONS AND OTHER ACTIONS:**
 - A. **ENGINEERING:**
 1. A Resolution Rejecting Bids for the Purnell Drive Semi Turnaround Project
 2. A Resolution to Approve an Engineering Services Agreement from Clark Dietz, Inc. for US 150 Purnell IDS and East US 150 Traffic Planning for the Not to Exceed Amount of \$60,000
6. **ADMINISTRATORS REPORT:**
 - A. **DISCUSSION:**
 1. Translation Zoning Discussion (Land Annexed from County to Village)
 2. Package Class P Liquor Discussion

B. Departmental Reports:

1. Engineering
2. Transportation
3. Water/Wastewater

7. MAYOR'S REPORT:

A. June 2026 Board Meeting Calendar

1. June 16, 2026, Study Session
2. June 23, 2026, Board of Trustees Meeting

- 8. NEW BUSINESS:** Discussion of any items that the Trustees may have for new business not listed on the agenda. No formal action will be taken on these items during this proceeding.

9. ADJOURNMENT:



MEMORANDUM
TO THE
BOARD OF TRUSTEES



ITEM: Resolution Rejecting Bids – Purnell Drive Semi-turnaround Project	DEPARTMENT: Transportation/Engineering
AGENDA SECTION: Transportation	AMOUNT: n/a
ATTACHMENTS: () ORDINANCE (x) RESOLUTION (x) OTHER SUPPORTING DOCUMENTS	DATE: June 9, 2026

INTRODUCTION:

The Village of Mahomet has advertised and received two (2) bids for the Purnell Drive semi-truck turnaround project which is part of the approved FY2027 – FY2031 Capital Improvement Plan.

DESCRIPTION:

A bid opening was held on May 21, 2026. There were five (5) plan holders and two (2) bidders. Feutz Contractors was the low bidder at \$88,273.25 and SNC Construction provided the other bid, which was \$116,710.03. The engineer's estimate was 78,610 while the budget was \$75,000. The low bid is 12% over the engineer's estimate and 18% over the budget. The project is not awardable.

Bid tabulation is attached.

This project is for the construction of earthwork and rock structure for a turn around pavement at the north end of Purnell Drive. There is approximately a foot of topsoil earth excavation. That topsoil is not to be removed from the site but spread in the field directly north of the site. The aggregate road structure is proposed to be 12" of 1" – 3" stone capped with 8" of road pack (CA 6/10). The proposed aggregate surface is 110' diameter.

Paving of the final 100' diameter asphalt (pug) surface is included in the bituminous street maintenance project (awarded last month).

COMMUNITY INPUT:

N/A

BUDGET IMPACT:

The budget of this project ST-PURN is \$75,000 from the East Mahomet TIF 33-00-7120.

DISCUSSION OF ALTERNATIVES:


We brainstormed some other ideas with the low bidder but none of those were at or under budget.

STAFF IMPACT:

Village staff will be trying to come up with other solutions.

RECOMMENDED ACTION:

It is recommended the Village Board of Trustees reject all bids.

<p>DEPARTMENT HEAD APPROVAL: /s/ Ellen Hedrick /s/ Eric Crowley</p>	<p>VILLAGE ADMINISTRATOR: </p>
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RESOLUTION NUMBER 26-06-

**A RESOLUTION REJECTING BIDS FOR THE
PURNELL DRIVE SEMI TURNAROUND PROJECT**

WHEREAS, the Board of Trustees has adopted the FY 2027 Budget and 2027 – 2031 Capital Improvement Plan, which includes the Purnell Drive Semi Turnaround Project (ST-PURN); and,

WHEREAS, The Village advertised for bids for the Purnell Drive Semi Turnaround Project (ST-PURN). Two (2) bids were received. Feutz Contractors was the low bidder at \$88,273.25 and SNC Construction provided the other bid, which was \$116,710.03; and,

WHEREAS, the approved budget in the Transportation CIP for Purnell Drive Semi Turnaround Project (ST-PURN) is \$75,000; and,

WHEREAS, the low bid is 12% over the of the engineer's estimate (and 18% over the budget) and is NOT considered awardable; and,

WHEREAS, Village Staff recommends the rejection of all bids.

NOW, THEREFORE, BE IT RESOLVED this 23rd day of June, 2026 by the Board of Trustees of the Village of Mahomet that:

1. The Village of Mahomet Board of Trustees does hereby approve the rejection of all bids for the Purnell Drive Semi Turnaround Project (ST-PURN).
2. The Village of Mahomet Board of Trustees further authorizes the Village Administrator and Village President to execute the proper documents.

Jason Tompkins, President
Board of Trustees
Village of Mahomet

Attest:

Village Clerk



MEMORANDUM
TO THE
BOARD OF TRUSTEES



ITEM: Engineering Services for US 150 Purnell IDS and East US 150 Traffic Planning with Clark Dietz, Inc.	DEPARTMENT: Engineering
AGENDA SECTION: Transportation	AMOUNT: Not to exceed \$60,000.00
ATTACHMENTS: () ORDINANCE (X) RESOLUTION (X) ENGINEERING SERVICES AGREEMENT	DATE: June 9, 2026

INTRODUCTION:

Village staff have been working on helping the US 150 corridor in the East Mahomet TIF develop. We are interested in starting some engineering work to help us get funding for items such as the completion of the Purnell-150 intersection and widening of US 150 between Churchill and Purnell.

DESCRIPTION:

The current Intersection Design Study (IDS) is outdated, and traffic projections do not match today's traffic. We think that the first step should be having traffic data collected, modeled, and the IDS updated with IDOT.

Clark Dietz gave us a comprehensive letter regarding all of the steps that will need to be taken for the proper planning of the US 150 at Purnell Road and between Churchill Rd and Prairieview Rd. This item proposes moving forward with the first 2 steps in their Project Approach is outlined in the scope of services which is an attachment to the ESA.

The (Engineering Services Agreement) ESA proposal from Clark Dietz is attached.

Clark Dietz is proposing to collect topographic and traffic data. They will analyze existing data, studies, and plans that we have for the area. They will analyze and model traffic and update the IDS for Purnell and US 150 as needed. They will make traffic predictions and give recommendations on turn lanes and an added through-street between US 150 and Patton Dr. They will propose alternatives and work with staff to propose the recommended solutions and work with IDOT to get approval and recommendations on the corridor improvements.

DISCUSSION OF ALTERNATIVES:

none.

COMMUNITY INPUT:

None.

BUDGET IMPACT:

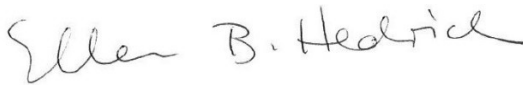

The work as described in this memo and in the Engineering Services Agreement (ESA) Scope of Services is for a not-to-exceed amount of \$60,000. This is to be funded by the Business District Fund (52-00-7142).

SUMMARY:

This ESA is intended to use Clark Dietz, Inc. to provide engineering services for US 150 Purnell IDS and East US 150 Traffic Planning.

RECOMMENDED ACTION:

APPROVE THE ENGINEERING SERVICES AGREEMENT WITH CLARK DIETZ, INC. FOR A NOT-TO-EXCEED AMOUNT OF \$60,000.00.

<p>ENGINEERING DEPARTMENT APPROVAL:</p> 	<p>VILLAGE ADMINISTRATOR:</p> 
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RESOLUTION 26-06-

**A RESOLUTION TO APPROVE AN ENGINEERING SERVICES AGREEMENT
FROM CLARK DIETZ, INC. FOR US 150 PURNELL IDS AND EAST US 150
TRAFFIC PLANNING FOR THE NOT-TO-EXCEED AMOUNT OF \$60,000**

VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS

WHEREAS, the Board of Trustees has adopted the FY2027 Budget and FY2027 – FY2031 Capital Improvement Plan, which includes this project; and,

WHEREAS, this project involves study and planning engineering services for data collection and intersection design development for Purnell Road at US 150, and East US 150 Traffic Planning; and,

WHEREAS, the Village Engineer procured a proposal from Clark Dietz, Inc. for engineering design services; and,

WHEREAS, Clark Dietz, Inc has provided a detailed scope of services which was reviewed and found acceptable by the Village Engineer; and,

WHEREAS, the Village Engineer recommends approving the Engineering Services Agreement containing that scope of services not-to-exceed \$60,000.

NOW, THEREFORE, BE IT RESOLVED, PASSED, AND APPROVED, this 23rd day of June 2026, by the Board of Trustees of the Village of Mahomet that:

1. The Village of Mahomet Board of Trustees does hereby approve Engineering Services Agreement from Clark Dietz, Inc for engineering study and planning services for the not-to-exceed cost of \$60,000.
2. The Village of Mahomet Board of Trustees further authorizes the Village Administrator to execute the required contract documents.

Jason S. Tompkins, President
Board of Trustees
Village of Mahomet

Attest:

Dawn Mohr, Village Clerk



Village of Mahomet
PROFESSIONAL ENGINEERING SERVICES AGREEMENT

This Agreement is made between the Village of Mahomet, Illinois, hereinafter referred to as the "Village", and:

<p><i>(Insert Complete Legal Name and Address of the Professional Engineer:)</i></p> <p style="text-align: center;">Clark Dietz, Inc. 125 W. Church Street Champaign, IL 61820</p>

hereinafter referred to as the "Engineer", in consideration of the mutual promises contained herein.

This Agreement consists of seven sections, including five exhibits A, B, C, D and E, and any Addendum attached.

The professional engineering services to be provided under this Agreement consist of those phases A through G checked below. A more particular description of each phase is contained in Section II, "Basic Services", of the Agreement and is further described in Exhibit C, "Scope of Work."

<i>(Please place an "X" in the appropriate boxes.)</i>		Phase	Description
Included in this agreement.	Not included in this agreement.		
X		A.	Study and Report Phase
	X	B.	Preliminary Design Phase
	X	C.	Final Design Phase
	X	D.	Bidding Phase
	X	E.	Construction Survey and Layout Phase
	X	F.	Construction Inspection Phase
X		G.	Reimbursable Expenses (Ref. Section VI.C)

The professional engineering services obtained by the Village under this Agreement concern the following described Project hereinafter referred to as the "Project":

Project Budget Number:	ST-PRNL
Project Name:	US 150 Purnell IDS and East US 150 Traffic Planning
Brief Project Description: Phase I preliminary engineering study for the Route 150 corridor in accordance with the Illinois Department of Transportation (IDOT) requirements.	
The project is intentionally focused on a comprehensive corridor study approach with the intentions of prioritizing efforts to advance development opportunities within the TIF District. The focal point of this effort is the introduction of a new signalized intersection at Purnell Drive, along with coordinated operational and geometric improvements extending from Churchill Road to Prairie View Road.	
See Exhibit C for additional information.	

SECTION I. GENERAL

A. ENGINEER

The Engineer shall provide professional engineering services for the Village in all phases of the Project to which this Agreement applies, serve as the Village's professional engineering representative for the Project as set forth herein, and shall give professional engineering consultation and advice to the Village during the performance of services hereunder. All services provided hereunder shall be performed by the Engineer in accordance with generally accepted Engineering standards to the satisfaction of the Village.

B. NOTICE TO PROCEED

The Engineer shall only begin performance of each Phase of work required hereunder upon receipt of a written Notice to Proceed with that Phase.

C. TIME

The Engineer shall begin work on each successive phase promptly after receipt of the Notice to Proceed for each phase and shall devote such personnel, technical equipment, computer time and materials to the Project to complete each phase in an expeditious manner within the time limits set forth in Section II. Time is of the essence to this Agreement.

D. VILLAGE'S REPRESENTATIVE

The Village's representative to the Engineer shall be the Village Engineer or an authorized representative of the Village.

E. EXTRA WORK AND CHANGE ORDERS

The Engineer shall only perform work authorized by this contract and defined in Exhibit C, the Scope of Work. Should the size or complexity of the project exceed the amount of work contemplated by this contract or defined in the Scope of Work, the Engineer shall obtain written authorization to perform extra work before such work is actually performed. The cost to perform any work prior to written authorization shall be paid exclusively by the Engineer and shall not be reimbursed by the Village.

Change orders to authorize extra work may be approved by the Village Administrator using his/her administrative authority granted under the Village of Mahomet Municipal Code provided that the sum of costs for all change orders approved administratively shall not exceed 10% of the contract amount last approved by the Village Board of Trustees. Only the Village Board of Trustees may approve change orders for amounts that exceed 10% of the contract amount last approved by the Village Board of Trustees.

The Engineer shall not be reimbursed for costs incurred above the currently approved contract amount plus the cost of change orders approved in accordance with the requirements of the Village of Mahomet Municipal Code.

SECTION II. BASIC SERVICES

A. STUDY AND REPORT PHASE

X	Included in this Agreement.
	Not included in this Agreement.

The Engineer shall:

1. Village's Requirements

Review available data and consult with the Village to clarify and define the Village's requirements for the Project.

2. Advise Regarding Additional Data

Advise the Village as to the necessity of the Village providing or obtaining from others data or services of the types described in Section IV.C, in order to evaluate or complete the Project, and act as the Village's representative in connection with any such services.

3. Technical Analysis

Provide analysis of the Village's needs, planning surveys, site evaluations, and comparative studies of prospective sites and solutions.

4. Economic Analysis

Provide a general economic analysis of the Village's requirements applicable to various alternatives in accordance with economic parameters and assumptions provided by the Village.

5. Report Preparation

Prepare a report containing schematic layouts, sketches and conceptual design criteria with appropriate exhibits to indicate clearly the considerations involved and the alternative solutions available to the Village and setting forth the Engineer's findings and recommendations with opinions of probable costs for the Project, including construction cost, contingencies, allowances for charges of all professionals and consultants, allowances for the cost of land and rights-of-way, compensation for or damages to properties and interest and financing charges (all of which are hereinafter called "Project Costs").

6. Report Presentation

Furnish at least five (5) copies of the report and present and review the report in person with the Village as the Village Engineer shall direct. The cost of report reproduction shall be considered a reimbursable expense and paid in accordance with Section VI.C of this Agreement.

7. Supplementary Duties

The duties and responsibilities of Engineer during the Study and Report Phase shall include only those duties described above and those contained in the detailed Scope of Services attached to this contract as Exhibit C.

8. Completion Time

The Study and Report Phase shall be completed, and Report submitted within the time defined in the detailed Scope of Services attached as Exhibit C.

B. PRELIMINARY DESIGN PHASE

	Included in this Agreement.
X	Not included in this Agreement.

After written authorization to proceed with the Preliminary Design Phase, the Engineer shall:

1. Extent of Project

In consultation with the Village and based on the accepted report, determine the extent of the Project.

2. Preliminary Design Documents

The Village of Mahomet prefers that design is done using Bentley MicroStation and Geopak software. Prepare preliminary design documents consisting of final design criteria, preliminary drawings, in accordance with IDOT plan presentation, and outline specifications.

3. Revised Project Costs

Based on the information contained in the preliminary design documents, submit



a revised opinion of probable Project Costs.

4. Real Estate Acquisition: Legal Description and Plat

Based on preliminary design documents, furnish a legal description and recordable reproducible 8-1/2" x 11" plat of each parcel of real estate in which the Village must acquire an interest in order to proceed with construction of the Project. The plat and legal description may be produced on more than one page for the purpose of clarity or legibility. The legal description text shall also be reproduced in electronic format in a generally commercially available word processing software program approved by the Village Engineer or his/her designee.

5. Document Presentation

Furnish five (5) copies of the above preliminary design documents and present and review such documents in person with the Village as the Village Engineer may direct. The cost of document reproduction shall be considered to be a reimbursable expense and paid in accordance with Section VI.C of this Agreement.

6. Supplementary Duties

The duties and responsibilities of the Engineer during the Preliminary Design Phase shall include only those duties described above and those contained in the detailed Scope of Services attached to this contract as Exhibit C.

7. Completion Time

The Preliminary Design Phase shall be completed, and a report submitted within the time defined in the detailed Scope of Services attached as Exhibit C, and summarized in Section VI,E of this contract.

C. FINAL DESIGN PHASE

	Included in this Agreement.
X	Not included in this Agreement.

1. Drawings and Specifications

Based on the accepted preliminary design documents and the revised opinion of probable Project Costs, prepare for incorporation in the Contract Documents final drawings to show the character and extent of the Project (hereafter called "Drawings") and Specifications. The specification shall consist of Part 3 "Technical Specifications" of the Village's standard Capital Improvement Construction Contract.

2. Approvals of Governmental Entities

Furnish to the Village such documents and design data as may be required for, and assist in the preparation of, the required documents so that the Village may apply for approvals of such governmental authorities as have jurisdiction over design criteria applicable to the Project, and assist in obtaining such approvals by participating in submissions to and negotiations with appropriate authorities.

3. Adjusted Project Costs

Advise the Village of any adjustments to the latest opinion of probable Project Costs caused by changes in extent or design requirements of the Project or construction costs and furnish a revised opinion of probable Project Cost based on the Drawings and Specifications.

4. Contract Document Preparation

The Engineer shall complete preparation of the construction contract documents by filling in the necessary information in Parts I, II, and IV of the Village's standard Capital Improvement Construction Contract. The Engineer shall prepare Part 3 "Technical Specification" for inclusion in the standard construction contract. The Engineer shall not alter the Village's standard contract document without the permission of the Village. The Village shall provide the Engineer with previously prepared Technical Specifications which may be used as appropriate. The Engineer shall, to the maximum extent possible, follow the formats for Technical Specifications established by the Village on the previously prepared Technical Specifications.

5. Document Presentation

Furnish five (5) copies of the above documents and present and review them in person with the Village. The cost of document reproduction shall be considered to be a reimbursable expense and paid in accordance with Section VI.C of this Agreement. The Village requires that electronic PDFs of the plans and specifications are submitted. Additional electronic files in Bentley MicroStation format of the original topo and final proposed design file shall be also be submitted upon completion.

6. Supplementary Duties

The duties and responsibilities of the Engineer during the Final Design Phase shall include only those duties described above and those contained in the detailed Scope of Services attached to this contract as Exhibit C.

7. Completion Time

The Final Design Phase shall be completed, and plans submitted within the time defined in the detailed Scope of Services attached as Exhibit C, and summarized in Section IV,E of this contract.

D. BIDDING PHASE

	Included in this Agreement.
X	Not included in this Agreement.

The Engineer shall:

1. Assist in Bidding

Assist the Village in obtaining bids for each separate Village contract for construction, materials, equipment and services.

2. Advise Regarding Contractors and Subcontractors

Consult with and advise the Village as to the acceptability of subcontractors and other persons and organizations proposed by the Village's Contractors, hereafter called "Contractors," for those portions of the work as to which such acceptability is required by the bidding documents.

3. Consult Regarding Substitutes

Consult with and advise the Village as to the acceptability of substitute materials and equipment proposed by the Contractors when substitution prior to the award of contracts is allowed by the bidding documents.

4. Distribute Plans and Contract Documents to Bidders

The Engineer shall reproduce ten (10) copies of the plans and contract documents and make them available to prospective bidders. The Engineer shall record the name, address, telephone number and fax number of each of the bidders taking a set of plans and contract documents. The Engineer shall collect from each of the bidders a payment for the plans equal to the amount of the cost of duplication. The payment from the bidder shall be made to the Engineer, which shall offset the cost of duplication, said amounts shall not be billed to the Village.

5. Respond to Questions from Bidders

During the bidding period, the Engineer shall receive and respond to questions from prospective bidders. All responses shall be written and shall be provided to all prospective bidders. Questions received five (5) days before the bid opening shall be answered. Questions received between four (4) and two (2) days before the bid opening may be answered provided that a means exists to communicate the answer in writing to all the bidders. Questions received one (1) day before on the day of the bid opening shall not be answered.

6. Tabulate and Evaluate Bids

The Engineer shall prepare a bid tabulation which shall consist of a listing of all pay items in the contract documents, a listing of the Engineer's Opinion of Probable Costs, and a listing of the bids for each of the pay items submitted by each of the bidders. The Engineer shall assist the Village in evaluating bids or proposals and in assembling and awarding contracts.

7. Supplementary Duties

The duties and responsibilities of the Engineer during the Bidding Phase shall include only those duties described above and those contained in the detailed Scope of Services attached to this contract as Exhibit C.

8. Completion Time

The Bidding Phase shall be completed, and recommendations submitted within the time defined in the detailed Scope of Services attached as Exhibit C, and summarized in Section IV, E of this contract.

E. CONSTRUCTION SURVEY AND LAYOUT PHASE

	Included in this Agreement.
X	Not included in this Agreement.

1. General

This phase of the work may or may not be performed in conjunction with Phase F, "Construction Observation Phase" of this Agreement. Inclusion of this phase in the Agreement does not imply that services identified under Phase F are to be provided unless specifically indicated in this Agreement.

2. Duties

The Engineer shall provide horizontal and vertical control line and grade to enable construction of the improvement as depicted in the Project plans. The number of control points to be established by the Engineer shall be sufficient to permit the construction contractor to construct the improvement within the construction tolerances established in the Project specifications. In addition, the number of control points shall be consistent with standard engineering practice.

3. Replacement of Lost Control Points

The Engineer shall be required to establish control points at Engineer's costs only one time. Control points which are lost, damaged, removed or otherwise moved by the Contractor or others shall be promptly replaced by the Engineer and costs for such replacement shall be computed on a time and materials basis, and reimbursed by the Village.

4. Accuracy

The Engineer shall provide the horizontal and vertical control points within the same measurement tolerances as the construction tolerances established in the Project specifications. The Engineer shall be responsible for the accuracy of the control points which are established. The Engineer shall be responsible for costs which may result from errors in placement of control points.

The Engineer shall take all reasonable and customary actions to protect the control points established by the Engineer.

5. Supplementary Duties

The duties and responsibilities of the Engineer during the Construction Survey and Layout Phase shall include only those duties described above and those contained in the detailed Scope of Services attached to this contract as Exhibit C.

6. Completion Time

The Construction Survey and Layout Phase shall be completed within the time defined in the detailed Scope of Services attached as Exhibit C, and summarized in Section VI, E of this contract.

F. CONSTRUCTION OBSERVATION PHASE



	Included in this Agreement.
X	Not included in this Agreement.

1. General Duties

This phase of the work may or may not be performed in conjunction with Phase E, "Construction Survey and Layout Phase" of this Agreement. Inclusion of this phase in the Agreement does not imply that services identified under Phase E are to be provided unless specifically indicated in this Agreement.

Consult with and advise the Village and act as its representative as provided herein and in the General Conditions of the construction contract for the Project. The primary responsibility of the Engineer in this phase of the work shall be quality control inspection of the materials, construction methods and techniques to assure that the contractor builds the project in accordance with the plans and specifications.

2. Construction Observation and Reporting

Make visits to the site at intervals appropriate to the various stages of construction to observe, as an experienced and qualified design professional the progress and quality of the executed work of the Contractor and to determine, in general, if such work is proceeding in accordance with the Contract Documents. During such visits and based on on-site observations, the Engineer shall keep the Village informed of the progress of the work, shall endeavor to guard the Village against defects and deficiencies in such work and may disapprove or reject work failing to conform to the Contract Documents.

3. Review of Technical and Procedural Aspects

Review and approve (or take other appropriate action) in respect to Shop Drawings, the results of tests and inspections and other data which each Contractor is required to submit, determine the acceptability of substitute materials and equipment proposed by the Contractor(s), and receive and review (for general content as required by the Specifications) maintenance and operating instructions, schedules, guarantees, bonds and certificates of inspection which are to be assembled by the Contractor(s).

4. Contract Documents

Receive from each Contractor and review for compliance with contract documents all required document submissions including but not limited to Performance and Payment Bonds, certificates of insurance report forms required by any Municipal, State or Federal law or rule or regulation and submit the forms to the Village for final approval.

5. Conferences and Meetings

Attend meetings with the Contractor, such as pre-construction conferences, progress meetings, job conferences, and other project-related meetings, and prepare and circulate copies of the minutes thereof including to the Village.

6. Documentation

The documentation provided by the Engineer of Construction Observation shall meet the requirements defined in the Illinois Department of Transportation Construction Manual, Section 800 entitled "Documentation."

- (a) Prepare Inspector's Daily Reports and Quantity Book as required in the Construction Manual.
- (b) Maintain, at the job site, orderly files for correspondence, reports of job conferences, Shop Drawings and samples, reproductions of original Contract Documents, including all Addenda, Change Orders, Field Orders, additional Drawings issued subsequent to the execution of the Contract, the Engineer's clarifications and interpretations of the Contract Documents, progress reports, and other Project-related documents.
- (c) Keep a diary or log book, recording the Contractor's hours on the job site, weather conditions, data relative to questions of Change Orders, or changed conditions, list of job site visitors, daily activities, decisions, observations in general, and specific observations in more detail, as in the case of observing test procedures and send copies to the Village. Take multiple photographs of the Work and keep a log and file of the photos.
- (d) Record names, addresses and telephone numbers of all the Contractors, Subcontractors, and major suppliers of materials and equipment.

7. Reports

- (a) Furnish the Village periodic reports, as required, on progress of the Work and of the Contractor's compliance with the progress schedule and schedule of Shop Drawings and sample submittals.
- (b) Consult with the Village, in advance of scheduled major tests, inspections, or start of important phases of the Work.
- (c) Draft proposed Change Orders, obtain back-up material from the Contractor, and make recommendations to the Village regarding Change Orders and Field Orders.
- (d) Report immediately to the Village upon the occurrence of any accident.

8. Contract Interpretation; Review of Quality of Work

Issue all instruction of the Village to the Contractor(s); issue necessary interpretations and clarifications of the Contract Documents and in connection therewith prepare change orders as required, subject to the Village's approval; have authority, as the Village's representative, to require special inspection or testing of the work; act as initial interpreter of the requirements of the Contract Documents and judge of the acceptability of the work thereunder and make decisions on all claims of the Contractor(s) relating to the acceptability of the work or the interpretation of the requirements of the Contract Documents pertaining to the execution and progress of the work.

9. Prepare Engineer's Pay Estimate

Based on the Engineer's on-site observations as an experienced and qualified design professional and on review of the Inspectors Daily Reports and Quantity Book, determine the amounts owing to the Contractor(s) and prepare an Engineer's Payment Estimate recommending the amount of payment for completed work; such recommendations of payment

will constitute a representation to the Village, based on such observations and review, that the work has progressed to the point indicated, that, to the best of the Engineer's knowledge, information and belief, the quality of such work is in accordance with the Contract Documents (subject to an evaluation of such work as a functioning Project upon Substantial Completion, to the results of any subsequent tests called for in the Contract Documents, and to any qualifications stated in his recommendation), and that payment of the amount recommended is due the Contractor(s). The Engineer's Payment Estimate shall be prepared not less than monthly while construction is proceeding. The pay estimate shall be prepared on a spreadsheet form supplied by the Village.

10. Determination of Substantial Completion

Conduct an inspection to determine if the Project is substantially complete and a final inspection to determine if the work has been completed in accordance with the Contract Documents and if each Contractor has fulfilled all of his obligations thereunder so that the Engineer may recommend, in writing, final payment to each Contractor and may give written notice to the Village and the Contractor(s) that the work is acceptable (subject to any conditions therein expressed).

11. Authority and Responsibility

The Engineer shall not guarantee the work of any Contractor or Subcontractor, shall have no authority to stop work, shall have no supervision or control as to the work or persons doing the work, shall not have charge of the work, shall not be responsible for safety in, on, or about the job-site or have any control of the safety or adequacy of any equipment, building component, scaffolding, supports, forms or other work aids, and shall have no duties or responsibilities imposed by the Structural Work Act upon the "owner" under that Act and shall not be the "person in control of work" within the meaning of that Act.

12. Engineer Not Responsible for Acts of Contractor

The Engineer shall not be responsible for the supervision or control of the acts or omissions or construction means, methods or techniques of any Contractor, or Subcontractor, or any of the Contractor(s)' or Subcontractors' agents or employees or any other person (except the Engineer's own employees and agents) at the site or otherwise performing any of the Contractor(s)' work; however, nothing contained in paragraphs E-1 through E-8 inclusive shall be construed to release the Engineer from liability for failure to properly perform duties undertaken by him in these Contract Documents or this Agreement.

13. Preparation of Record Drawings

The Engineer shall prepare a set of record plans on which shall be noted all changes which may have occurred during construction. The record drawings need not detail changes in measurements, elevation lines or grades which are within the normally accepted construction tolerances. The plans shall be delivered to the Village in the form of one set of prints. The cost of document reproduction shall be considered to be a reimbursable expense and paid in accordance with Section VI.C of this agreement.

14. Supplementary Duties

The duties and responsibilities of the Engineer during the Construction Inspection Phase shall include only those duties described above and those contained in the detailed Scope of Services attached to this contract as Exhibit C.

15. Completion Time

The Construction Inspection Phase shall be completed within the time defined in the detailed Scope of Services attached as Exhibit C, and summarized in Section VI, E of this contract.

SECTION III. (Reserved for future use)

SECTION IV. VILLAGE'S RESPONSIBILITIES

A. FURNISH REQUIREMENTS AND LIMITATIONS

Provide all criteria and full information as to the Village's requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expandability, economic parameters and any budgetary limitations; and furnish copies of all design and construction standards which the Village will require to be included in the Drawings and Specifications.

B. FURNISH INFORMATION

Assist the Engineer by placing at the Engineer's disposal all available information pertinent to the Project including previous reports and any other data relative to design or construction of the Project.

C. FURNISH TECHNICAL INFORMATION

Furnish to the Engineer, as required for performance of the Engineer's Basic Services (except to the extent provided otherwise in Exhibit C, "Scope of Work"), data prepared by or services of others, including without limitation, core borings, probings and subsurface explorations, hydrographic surveys, laboratory tests and inspections of samples, materials and equipment; appropriate professional interpretations of all of the foregoing; environmental assessment and impact statements; property, boundary, easement, right-of-way, topographic and utility surveys; property descriptions; zoning, deed and other land use restriction; and other special data or consultations not covered in Section II; all of which the Engineer may rely upon in performing the Engineer's services.

D. SURVEYS AND REFERENCE POINTS

Provide field control surveys and establish reference points and base lines except to the extent provided otherwise in Section II or III to enable the Contractor(s) to proceed with the layout of the work.

E. ACCESS TO PROPERTY

Arrange for access to and make all reasonable provisions for the Engineer to enter upon public and private property as required for the Engineer to perform the Engineer's services.

F. REVIEW DOCUMENTS

Examine all studies, reports, sketches, drawings, specifications, proposals and other documents presented by the Engineer, obtain advice of an attorney, insurance counselor and other consultants as the Village deems appropriate for such examination and render in writing

decisions pertaining thereto within a reasonable time so as not to delay the services of the Engineer.

G. OBTAIN APPROVALS AND PERMITS

Furnish approvals and permits from all governmental authorities having jurisdiction over the Project and such approvals and consents from others as may be necessary for completion of the Project, unless Engineer is specifically assigned such duties.

H. ACCOUNTING, LEGAL AND INSURANCE SERVICE

Provide such accounting, independent cost estimating and insurance counseling services as may be required for the Project, such legal services as the Village may require or the Engineer may reasonably request with regard to legal issues pertaining to the Project including any that may be raised by the Contractor(s), such auditing service as the Village may require to ascertain how or for what purpose any Contractor has used the moneys paid to him under the construction contract, and such inspection services as the Village may require to ascertain that the Contractor(s) are complying with any law, rule or regulation applicable to their performance of the work except as otherwise provided in Section II.

I. NOTIFY THE ENGINEER OF DEFECTS OR DEVELOPMENT

Give prompt written notice to the Engineer whenever the Village observes or otherwise becomes aware of any development that affects the scope or timing of the Engineer's services, or any defect in the work of the Contractor(s).

J. COSTS OF THE VILLAGE'S RESPONSIBILITIES

Bear all costs incident to compliance with the requirements of this Section IV, unless otherwise agreed in writing.

SECTION V. GENERAL CONSIDERATIONS

A. SUCCESSORS AND ASSIGNS

The Village and the Engineer each binds their respective partners, successors, executors, administrators and assigns to the other party of this Agreement and to the partners, successors, executors, administrators, and assigns of such other party, in respect to all covenants of this Agreement; except as below, neither the Village nor the Engineer shall assign, sublet, or transfer their respective interests in this Agreement without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any employee, officer, or agent of any public body or any employee or director of a party hereto, nor shall it be construed as giving any rights or benefits hereunder to anyone other than the Village and the Engineer.

B. OWNERSHIP OF DOCUMENTS

All drawings, specifications, reports, records, and other work product developed by the Engineer in connection with this Project are public documents and shall remain the property of the Village whether the Project is completed or not. Reuse of any of the work product of the Engineer by the Village on extensions of this Project or any other project without written permission of the Engineer shall be at the Village's risk and the Village agrees to defend, indemnify and hold



harmless the Engineer from all damages and costs including attorney fees arising out of such reuse by the Village or others acting through the Village.

C. ESTIMATES OF COST (COST OPINION)

Since the Engineer has no control over the cost of labor and materials, or over competitive bidding and market conditions, estimates of construction cost provided are to be made on the basis of the Engineer's experience and qualifications, but the Engineer does not guarantee the accuracy of such estimates as compared to the Contractor's bids or the Project construction cost.

D. Insurance

- a) General Requirement. During the term of this Agreement, at its own cost and expense, the Engineer shall maintain in full force and effect the insurance policies as noted below.
- b) Time of Submission; Certificate(s) of Insurance. At or before the time of execution of this agreement and prior to commencing any work activity on the project, the Engineer shall provide the Village with certificate(s) of insurance showing evidence of the policies noted below. The Village must be notified of any non-renewal, change in terms and conditions or changes to the policies at least 30 days in advance. If any policy is being cancelled for non-payment of premium, the Village must be given at least 10 Day notice. The Engineer shall provide renewal certificates to the Village prior to policy expiration, if any expire during the course of this agreement. If requested by the Village, the Engineer shall provide copies of any of the insurance policies.
- c) Types and Limits of Insurance. The Engineer shall maintain the following types of insurance coverage with companies qualified to do business in Illinois and have a current rating of A- VIII or better by A. M. Best. The Village shall be listed as the certificate holder and as additional insured.
 - 1) Commercial general liability insurance (CGL). The Engineer shall maintain CGL insurance with a limit of not less than \$1,000,000 each occurrence. The CGL insurance shall be written on ISO occurrence form CG 00 01 (or substitute form providing equivalent coverage) and shall cover liability arising from premises, operations, independent contractors, personal and advertising injury, and liability assumed under an insured contract. The Village of Mahomet, its officers and employees shall be included as insured under the CGL, using ISO additional insured endorsement 20 26 or substitute providing equivalent coverage. The insurance shall apply as primary insurance with respect to any other insurance or self-insurance programs afforded to the Village. There shall be no endorsement or modification of the CGL to make it excess over other available insurance; alternatively, if the CGL states that it is excess or pro rata, the policy shall be endorsed to be primary with respect to the additional insured. There shall be no endorsement or modification of the CGL limiting the scope of coverage for liability assumed under a contract.

- 2) Automobile Liability. The Engineer shall maintain automobile liability insurance with a combined single limit of not less than \$1,000,000 each accident. The auto liability insurance shall be written on ISO occurrence form CA 00 01 (or substitute form providing equivalent coverage) and shall cover liability arising out of any auto, including owned, hired, and non-owned autos.
- 3) Workers' Compensation Insurance. The Engineer shall maintain workers' compensation and employers' liability insurance. The employers' liability limits shall not be less than \$100,000 each accident for bodily injury by accident or \$100,000 each employee for bodily injury by disease.
- 4) Professional Liability Insurance. The Engineer shall maintain professional liability insurance covering acts, errors, mistakes, and omissions arising out of the work or services performed by the Engineer, or any person employed by the Engineer, with a limit of not less than \$1,000,000 each claim. If the policy is written on a claims made basis, the retroactive date of the policy must predate this agreement. In addition, the policy term must extend one year beyond the completion date of the project(s) contracted for in this agreement.
- 5) Deductibles or Self-Insured Retentions. If the Engineer has a deductible or self-insured retention on any of the policies, the amount of the deductible or self-insured shall be disclosed to the Village, and subject to the approval of the Village. The approval will not be unreasonably withheld. The Engineer shall be solely responsible for payment of any deductible or self-insured retention.

E. TERMINATION

1. This Agreement may be terminated in whole or in part in writing by either party in the event of substantial failure by the other party to fulfill its obligations under this Agreement through no fault of the terminating party; provided that no such termination may be affected unless the other party is given (1) not less than fifteen (15) calendar days prior written notice (delivered by certified mail, return receipt requested) of intent to terminate, and (2) an opportunity for consultation with the terminating party prior to termination.
2. This Agreement may be terminated in whole or in part in writing by the Village for its convenience; provided that the Engineer is given (1) not less than fifteen (15) calendar days prior written notice (delivered by certified mail, return receipt requested) of intent to terminate, and (2) an opportunity for consultation with the Village prior to termination.
3. Upon receipt of a notice of intent to terminate from the Village pursuant to this Agreement, the Engineer shall (1) promptly discontinue all services affected (unless the notice directs otherwise), and (2) make available to the Village at any reasonable time at a location specified by the Village all data, drawings, specifications, reports, estimates, summaries, and such other information and materials as may have been accumulated by the Engineer in performing this Agreement, whether completed or in process.
4. Upon termination pursuant to this Agreement, the Village may take over the work and prosecute the same to completion by agreement with another party or otherwise.

F. INDEPENDENT CONTRACTOR STATUS

Nothing contained in this Agreement shall be construed to make the Engineer an employee or partner of the Village. The Engineer shall at all times hereunder be construed to be an independent contractor.

G. FEDERAL FUNDING

If Federal Funds are utilized as a source of Project funding, the Engineer shall abide by the terms of all Federal requirements in the performance of duties hereunder.

H. AMENDMENT OF AGREEMENT

This Agreement shall be amended or supplemented only in writing and executed by both parties hereto.

I. HOLD HARMLESS

To the extent caused by Engineer's negligent acts or omissions, Engineer shall indemnify and save harmless the Village, its officers and employees against damages to property or injuries to or death of any person or persons, including property and employees or agents of the Village and including reasonable attorney's fees incurred by the Village, in defense thereof, and shall indemnify and save harmless the Village from any and all claims, demands, suits, actions or proceedings of any kind or nature, including Worker's Compensation claims, of or by anyone whomsoever, to the extent caused by Engineer's negligent acts or omissions to act in connection with its performance of this contract, including operations of its subcontractors and negligent acts or omissions of employees or agents of the Engineer or its subcontractors.

Insurance coverage specified in this Agreement constitutes the minimum requirements and said requirements shall not lessen or limit the liability of the Engineer under the terms of the Agreement. The Engineer shall procure and maintain at his own cost and expense, any additional kinds and amounts of insurance that, in the Engineer's own judgment, may be necessary for the Engineer's proper protection in the prosecution of the work.

J. COPYRIGHT ASSIGNMENT

The Engineer assigns to the Village any and all of Engineer's rights under copyright laws for work prepared by the Engineer, its employees, subcontractors or agents in connection with this Contract, including any and all rights to register said copyright, renewal rights, determination rights and import rights. The Engineer agrees to execute any additional documents the Village may request to effectuate the assignment of said copyright.

K. NO BID RIGGING, BID ROTATION

The Engineer certifies, in accordance with Section 33E-11 of the Illinois Criminal Code, that the Engineer is not barred from bidding on contracts as a result of a violation of either Section 33E-3, Bid Rigging, or Section 33E-4, Bid Rotating, of the Illinois Criminal Code.

L. NO DELINQUENT ILLINOIS TAXES

The Engineer agrees that the Affidavit of No Delinquent Illinois Taxes, attached as Exhibit E, is incorporated into this contract by reference.

M. DRUG FREE WORKPLACE

The Engineer agrees that it shall comply with the Illinois Drug Free Workplace Act, 30 ILCS 580/1, et seq. If the Engineer has twenty-five (25) or more employees or this contract is for more than Five Thousand Dollars (\$5,000.00), the Engineer shall provide to the Village the Drug Free Workplace Certification attached as Exhibit D.

SECTION VI. PAYMENT

A. BASIS OF BILLING

Village shall pay the Engineer for all services rendered under Section II Phases A through F an amount based on Direct Labor Costs times the factor shown in the box to the right for services rendered by principals and employees assigned to the Project.	3.15
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Direct Labor Costs used as a basis for payment means salaries and wages (basic and incentive) paid to all personnel engaged directly on the Project, including but not limited to, engineers, architects, surveyors, designers, draftsmen, specification writers, estimators, other technical personnel, stenographers, typists and clerks; but does not include indirect payroll related costs or fringe benefits. For the purposes of this Agreement, the principals and employees of the Engineer and their hourly direct labor costs are set forth in Exhibit A hereto.

B. SPECIAL CONSULTANT

The Engineer shall engage other firms or special consultants only upon written approval of the Village Administrator, unless clearly stated in the "Scope of Work" Exhibit C, with cost details. The Village shall pay the Engineer for services and reimbursable expenses of special consultants engaged by the Engineer with the approval of the Village Administrator, the amount billed by the Special Consultant to the Engineer.

C. REIMBURSABLE EXPENSES

In addition to payments provided for in paragraphs A and B of this Section, the Village shall pay the Engineer the actual costs of all Reimbursable Expenses incurred in connection with all Basic and Additional Services. Reimbursable Expenses means the actual expenses incurred directly in connection with the Project for transportation costs on the basis of actual cost if public transportation is used, subsistence incidental thereto, toll telephone calls, reproduction of reports, drawings, specifications and similar project-related items in addition to those required under Section II.

If the Engineer's vehicles are used on the project, the Village shall pay the Engineer the amount shown in the box to the right per mile for use of the vehicle.	\$0.725 per mile
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D. PAYMENT FOR WORK COMPLETED

1. Monthly progress payments may be requested by the Engineer for work satisfactorily completed and shall be made by the Village to the Engineer as soon as practicable upon submission of statements requesting payment by the Engineer to the Village. Each



statement shall be accompanied by an Invoice Data Sheet as shown in Exhibit B. If the Engineer prefers, the Invoice Data sheet may serve as the Engineer's invoice.

2. No payment request made pursuant to subparagraph 1 of this Section VI shall exceed the estimated maximum total amount and value of the total work and services to be performed by the Engineer under this Agreement for that phase or additional service without the prior authorization of the Village. These estimates have been prepared by the Engineer and supplemented or accompanied by such supporting data as may be required by the Village.
3. Upon receipt of a properly invoiced payment request, the Village shall pay the amount due less any amounts allowed to be retained or withheld by the Village under this Agreement within 60 days of receipt of the invoice.
4. Upon satisfactory completion of the work performed hereunder, and prior to final payment under this Agreement, and as a condition precedent thereto, the Engineer shall execute and deliver to the Village a release of all payment claims against the Village arising under or by virtue of this Agreement.
5. The Engineer and Village agree that the Local Government Prompt Payment Act does not apply to this Agreement.
6. In the event of termination by Village under Section V.E upon the completion of any phase of the Basic Services, progress payments due Engineer for services rendered through such phase shall constitute total payment for such services. In the event of such termination by Village during any phase of the Basic Services, Engineer also will be reimbursed for the charges of independent professional associates and consultants employed by Engineer to render Basic Services, and paid for services rendered during that phase on the basis of Engineer's Direct Labor Costs times a factor defined in Section VI.A. of this Agreement for services rendered during that phase to date of termination by Engineer's principals and employees engaged directly on the Project. In the event of any such termination, Engineer will be paid for all unpaid Additional Services and unpaid Reimbursable Expenses, plus all termination expenses. Termination expenses mean additional Reimbursable Expenses directly attributable to termination, which, if termination is at Village's convenience, shall include an amount computed as a percentage of total compensation for Basic Services earned by Engineer to the date of termination as follows: 10% of the difference between the amount which the Engineer has earned computed as described in paragraphs A, B and C of this section and the maximum payment amount described in paragraph E of this section.

E. COMPLETION TIME AND MAXIMUM PAYMENT

The Engineer shall complete all services described in Section II.A through F including all attachments to Section II within the time schedule and for an amount including direct expenses not to exceed the amount shown hereunder:

Section II	Description	Time Schedule <i>(Show completion date or duration in days)</i>	Maximum Compensation
A.	Study and Report Phase	March 2027	\$57,000.00
B.	Preliminary Design Phase	n/a	\$0
C.	Final Design Phase	n/a	\$0
D.	Bidding Phase	n/a	\$0
E.	Construction Survey and Layout Phase	n/a	\$0
F.	Construction Inspection Phase	n/a	\$0
G.	Reimbursable Expenses	March 2027	\$3,000.00
Total		March 2027	\$60,000.00
The maximum compensation for all Phases A through G shall not exceed (in words) sixty thousand dollars and zero cents.			

SECTION VII. SPECIAL PROVISIONS

The following Exhibits are attached to and made part of this Agreement:

1. Exhibit A, "Direct Hourly Labor Costs of the Engineer", consisting of 1 page.
2. Exhibit B, "Invoice Data Sheet", consisting of 1 page.
3. Exhibit C, "Scope of Work", consisting of 4 pages.
4. Exhibit D, "Disclosure Affidavit", consisting of 3 pages.
5. Exhibit E, "Insurance Certificate(s)".

This Agreement is made between the Village and the Engineer entered into on the last date written below. In witness, the parties have executed this Agreement.

VILLAGE OF MAHOMET, ILLINOIS	ENGINEER
By:	By: <i>Sean M. Widener</i>
Title: Village Administrator	Title: Executive Vice President
Date:	Date: 6.3.2026

Exhibit B – VILLAGE OF MAHOMET INVOICE DATA SHEET

(Engineer Name and Address) Clark Dietz, Inc. 125 W. Church Street Champaign, IL 61820		Village Project No.:	ST-PRNL
		Invoice Date:	
		Invoice Number:	
		Invoice Period From:	
		To:	
Agreement / C.O.	Date Approved	Resolution Number	Upper Limit
Original Contract			

Detailed list of services performed during billing period:

Itemized billing:

Staff Name	Classification	Hours	Direct Rate	Total
			Sub-total	
Multiplier				
Total Cost				
Subconsultant Cost	attach itemized billing			
Reimbursable Expenses	attach itemized billing			
TOTAL AMOUNT DUE THIS INVOICE:				
Previously billed				
Percent Complete				

Signature: _____

Title: _____



June 3, 2026

Ellen Hedrick
Village Engineer
Village of Mahomet
503 E. Main Street
Mahomet, IL 61853

Re: US 150 Purnell IDS and East US 150 Traffic Planning

Dear Ms. Hedrick:

Clark Dietz is pleased to submit this proposal for Phase I preliminary engineering study and permitting services for the Route 150 corridor in Mahomet, Illinois. This effort builds on our understanding of the local community and our experience in delivering public facing infrastructure solutions in accordance with the Illinois Department of Transportation (IDOT) requirements.

Based on our recent discussions, this proposal is intentionally focused on a comprehensive corridor study approach with the intentions of prioritizing efforts to advance development opportunities within the TIF district.

Project Understanding

The Village of Mahomet is advancing critical corridor improvements along Route 150 to address growth-driven traffic demands, improved safety, and support of ongoing commercial development. The focal point of this effort is the introduction of a new signalized intersection at Purnell Drive, along with coordinated operational and geometric improvements extending from Churchill Road to Prairie View Road.

This project is both operationally important and time sensitive. The Village is pursuing grant funding and must deliver a complete, defensible Phase 1 package that satisfies IDOT requirements while maintaining an accelerated schedule targeting intersection design study (IDS) approval by the end of October 2026.

Key drivers of success include:

- Securing IDOT approval of the IDS for the new traffic signal at Purnell Drive including the proposed street extension of Purnell Drive to South Mahomet Road.
- Delivering Phase I geometric plans, including preliminary plan and profile sheets for the Route 150 corridor from Churchill Road to Prairie View Road.
- Maintaining acceptable level of service within the corridor including signal progression between Churchill Road and Prairie View Road.
- Integrating recent and planned development, including access to Patton Drive commercial businesses from Route 150 and the Purnell Road extension.
- Maintaining a design that is largely within existing right-of-way or planned rights of way, while proactively identifying and mitigating impacts to private property.



The Village is working from prior work completed by IDOT and Hanson Professional Services. The need now is to bring that work together, validate it against current conditions, and advance the project to an approvable, implementation ready, Phase 1 submittal without unnecessary rework or delay.

Project Approach

Clark Dietz will deliver a focused, IDOT aligned Phase I effort that advances existing work efficiently while maintaining technical rigor and schedule control.

1. Data Collection and Base Plan Development

A topographic survey will be completed within the existing Route 150 corridor and along Purnell Drive and Patton Drive to confirm current conditions, particularly in areas affected by recent development. This effort will be combined with a targeted review of existing studies, including IDOT's prior IDS work and Hanson Professional Services' conceptual geometry from the South Mahomet Road project, resulting in a single, coordinated basis for design.

2. Traffic Analysis and Intersection Design Study (IDS)

Clark Dietz will prepare a complete IDS for the Route 150 and Purnell Drive intersection, including:

- a) Traffic data collection
- b) Signal warrant analysis
- c) Capacity and level of service evaluation
- d) Traffic modeling and simulation
- e) Signal timing development

Alternatives will be evaluated and refined to advance a preferred solution that is positioned for efficient IDOT approval.

3. Preliminary Geometric Design (Phase I Plans)

Phase I geometric plans will be developed, including the following preliminary engineering elements:

- a) Preliminary plan and profile sheets for Route 150 from Churchill Road to Prairie View Road (7 sheets), Purnell Drive from Route 150 to South Mahomet Road (3 sheets), and Patton Drive from Purnell Drive to new access connection (4 sheets).
- b) Existing and proposed typical sections for Route 150; Proposed typical sections for Purnell Drive and Patton Drive
- c) Intersection geometry at Purnell Drive and extension to South Mahomet Road
- d) Geometry for the extension of Patton Drive from Purnell Drive to the west
- e) Integration of anticipated Route 150 roadway widening and various improvements needed to support traffic operations and signalization

4. Corridor Operations and Access Integration

The project will incorporate corridor-wide operational improvements, including:

- a) Traffic signal modernization and coordination (one new and two existing signalized intersections)
- b) Integration of the new roadway connection along Route 150 west of Purnell Drive that connects to Patton Drive area businesses, consistent with IDOT permitting requirements



- c) Review and refinement of pavement markings, shared-use paths, and crosswalks within the corridor and specifically at the Prairie View Road intersection
- d) Extension of Patton Drive that provides connectivity to ongoing development activities

Clark Dietz will also provide limited coordination with the developer (and his engineer) to confirm that the Purnell Road and Patton Drive roadway extensions align with the intended corridor design, does not introduce any new conflicts, and advances the Village overall goal for development within the TIF district.

5. IDOT Coordination and Approvals

Clark Dietz will lead proactive coordination with IDOT, including formal milestone meetings and targeted submittals to support:

- a) IDS approval (new signal at Purnell Drive)
- b) Traffic analysis and signal coordination review (3 signalized intersections)
- c) Acceptance of Phase I geometric plans
- d) Abbreviated project development report with environmental clearances

The focus will be on minimizing review cycles and maintaining progress toward the October 2026 IDS approval target. Project Development Report approval is anticipated in 2027. Phase II services will be defined and negotiated following completion of Phase I, allowing the Village to align final design with funding and implementation priorities.

Why Clark Dietz

This project benefits from local knowledge, continuity, and hands-on leadership, which Clark Dietz is uniquely positioned to provide. Sean Widener will serve as Project Director, bringing direct experience working with the Village of Mahomet, familiarity with the Route 150 corridor, prior studies, recent development activity, and his credentials as a Professional Traffic Operations Engineer (PTOE). Sean will be supported by Antonio Acevedo as the project manager. Sean's local presence combined with Antonio's extensive IDOT experience allows this team to be very accessible and responsive throughout the project, supporting timely coordination with the Village and IDOT and helping maintain project momentum.

Clark Dietz's approach emphasizes experienced leadership, responsiveness, and practical execution. We are committed to delivering a project that is positioned for approval, grant funding, and successful implementation.

Proposed Fee

Clark Dietz proposes a Phase I scope structured to deliver a complete, IDOT-approvable package while maintaining efficiency through focused effort and use of existing data. Our proposal reflects the following elements of work:

- Targeted corridor survey within existing right-of-way
- Full traffic analysis and IDS development
- Preparation of complete preliminary geometric plans and pavement markings
- Formal IDOT coordination and milestone meetings
- Integration of access, signalization, and corridor improvements
- IDOT approved Phase I project development report
- Limited developer coordination related to roadway extensions



The scope of services as presented above represents multiple projects that have been combined into a comprehensive approach that provides Phase I preliminary engineering deliverables to the Village. We would anticipate a total engagement of approximately \$225,000 for our efforts along the Rte. 150 corridor and within the TIF District. We understand that various funding sources and priorities of the Village may require fiscal year sequencing of said projects. We also understand that some of the projects included could be considered private development work which the Village may not play an active role in funding the design effort.

The following is a breakdown of the major project elements, labor hours and approximate fee for initial engagement as requested by the Village. Additional scope of services as described herein can be provided upon request.

<u>Project Element</u> <i>(initial engagement)</i>	<u>Hrs</u>	<u>Total Fee</u>
A. DATA COLLECTION	118	\$17,000
B. TRAFFIC ANALYSIS AND INTERSECTION DESIGN STUDY (IDS)	232	\$40,000
C. <u>PROJECT COORDINATION & MANAGEMENT (ADMN)</u>	18	\$3,000
TOTAL	368	\$60,000

Services that are excluded from the agreement include the following:

- Preliminary plan and profile sheets outside of IDS limits
- Corridor operations and access integration analysis
- Phase I project development report in accordance with IDOT requirements
- Environmental clearances
- Developer coordination

Sincerely,

Clark Dietz, Inc.

Sean M. Widener
 Executive Vice President
 E-mail: sean.widener@clarkdietz.com@clarkdietz.com

cc: Antonio Acevedo, File

DISCLOSURE AFFIDAVIT

(Fill in state and county in which affidavit is being signed)

STATE OF **Illinois**)
) ss.
COUNTY OF **Champaign**)

I, the undersigned, being duly sworn, do state as follows:

SECTION 1. BUSINESS STATUS STATEMENT

A. **Clark Dietz, Inc** (hereafter "Contractor" or "Vendor") is a **Corporation**:

Contractor's Federal Tax Identification Number, or in the case of an individual or sole proprietorship, Social Security Number: **37-1212051**

(If a Corporation, complete B; If a Partnership or LLC, complete C; If an Individual, complete D)

B. **CORPORATION**

The State of Incorporation is **Illinois**.

Registered Agent of Corporation in Illinois: <u>Capitol Corporate Services, Inc.</u> Name <u>1315 W. Lawrence Avenue</u> Address <u>Springfield, IL 62704</u> City, State, Zip <u>800-345-4647</u> Telephone	Business Information (If Different from Registered Agent): <u>Clark Dietz, Inc.</u> <u>125 W. Church Street</u> Company Address, Principal Office <u>Champaign, IL 61820</u> City, State, Zip <u>217.373.8900</u> <u>217.373.8923</u> Telephone Facsimile <u>www.clarkdietz.com</u> Website
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The corporate officers are as follows (list and identify all corporate officers - attach additional sheets if necessary):

President: **see attached**

Vice President: **see attached**

Secretary: **see attached**

Attach a List of all shareholders owning five percent (5%) or more of the stock in the corporation.



C. PARTNERSHIP OR L.L.C.

The business address is: _____

Telephone: _____ Fax: _____

Website or Email Address: _____

The partners or members are as follows: (Attach additional sheets if necessary)

(Name, Home Address and Telephone)
(Name, Home Address and Telephone)
(Name, Home Address and Telephone)

Manager of LLC (attach additional sheets as needed):

Name:

Address:

Telephone:

D. INDIVIDUAL PROPRIETORSHIP

The business address is _____

Telephone: _____ Fax: _____

My home address is _____

Telephone: _____ Fax: _____

Email or website: _____

SECTION 2. NON-COLLUSION STATEMENT

A. This proposal, bid or contract is made without any connection or common interest in the profits with any other person other than the Vendor except as listed on a separate attached sheet to this affidavit.

Check One:

_____ Others Interested in Contract None

B. No department director or any employee or any officer of the Village of Mahomet

has any financial interest, directly or indirectly, in the award of this contract except as listed on a separate attached sheet to this affidavit.

- C. That the Contractor/Vendor is not barred from bidding on any contract, if bidding process was used) as a result of violation of 720 ILCS 5/33E-3 and 5/33E-4 (Bid Rigging or Bid Rotating).

SECTION 3. DRUG FREE WORKPLACE AND DELINQUENT ILLINOIS TAXES STATEMENT

The undersigned states under oath that the Contractor/Vendor is in full compliance with the Illinois Drug Free Workplace Act, 30 ILCS 580/1. The undersigned also states under oath and certifies that Contractor/Vendor is not delinquent in payment of any tax administered by the Illinois Department of Revenue except that the taxes for which liability for the taxes or the amount of the taxes are being contested, in accordance with the procedures established by the appropriate Revenue Act; or that the Vendor has entered into an agreement(s) with the Illinois Department of Revenue for the payment of all taxes due and is in compliance with the agreement.

SECTION 4. FAMILIARITY WITH LAWS STATEMENT

The undersigned, being duly sworn, hereby states that the Contractor/Vendor and its employees are familiar with and will comply with all Federal, State and local laws applicable to the project, which may include, but is not limited to, the Prevailing Wage Act and the Davis-Bacon Act.

CONTRACTOR/VENDOR



Signature

Printed Name: **Sean M. Widener**

Title: **Executive Vice President**

SUBSCRIBED and SWORN to before me this 3rd day of June, 2026



Notary Public

My Commission Expires: October 26, 2027



Employee List

Wednesday, June 3, 2026

11:20:46 AM

Clark Dietz, Inc.

Full Name	Corporate Title	Corporate Officer	Office Location
Board of Directors: Yes			
Ms. Emily K Basalla , PE, CFM	Senior Vice President/Secretary	Y	Kenosha
Mrs. Andrea W Bretl , PE	Vice President	N	Champaign
Mr. Wesley E Christmas , PE	President & CEO	Y	New Albany
Mr. Mustafa Z Emir , PhD, PE	Executive Vice President	Y	Milwaukee
Mr. Jerald T Payonk , PE	Chairman of the Board	Y	Champaign
Mr. Nirav T Patel , PE	Vice President	N	Chicago
Mr. Robert D Rayl , PE	Senior Vice President	N	Lansing
Mr. Seth R Swartz , CPA	Chief Financial Officer	Y	Champaign
Mr. Heath A Titzer , PE, LS		N	Evansville
Mr. Sean M Widener , PE, PTOE	Executive Vice President / Treasurer	Y	Champaign
Total for Yes			



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/3/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Holmes Murphy & Associates 2727 Grand Prairie Parkway Waukee IA 50263	CONTACT NAME: Audrey McNeill	
	PHONE (A/C. No. Ext): 309-282-3907	FAX (A/C. No):
E-MAIL ADDRESS: amcneill@holmesmurphy.com		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED Clark Dietz, Inc. 125 West Church Street Champaign IL 61820	CLADIEPC	INSURER A : Twin City Fire Insurance Co 29459
		INSURER B : Hartford Accident and Indemnity Company 22357
		INSURER C : XL Specialty Insurance Company 37885
		INSURER D :
		INSURER E :
		INSURER F :

COVERAGES

CERTIFICATE NUMBER: 2088086219

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			84SBWAC5926	11/1/2025	11/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			84UEGZV4783	11/1/2025	11/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			84SBWAC5926	11/1/2025	11/1/2026	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	84WEGAJ1H5Z	11/1/2025	11/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Professional Liability (Claims-Made Policy)			DPR5049977	11/1/2025	11/1/2026	Per Claim 5,000,000 Aggregate 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Project Reference: US 150 Purnell IDS and East US 150 Traffic Planning
 Additional Insured only if required by written contract with respect to General Liability, Automobile Liability and Umbrella/Excess Liability applies on a primary basis and the insurance of the additional insured shall be non-contributory: Certificate Holder, Project Owner and Others as required by written contract.
 Waiver of Subrogation only if required by written contract with respect to General Liability, Automobile Liability, Workers Compensation and Umbrella/Excess Liability applies in favor of: Certificate Holder, Project Owner and Others as required by written contract.

CERTIFICATE HOLDER**CANCELLATION**

Village of Mahomet
 503 E. Main Street
 P.O. Box 259
 Mahomet IL 61853-0529

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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MEMORANDUM

To: Village President and Board of Trustees of the Village of Mahomet
From: Bill Schriver
cc: Village Staff
Date: June 6, 2026
Re: Reevaluating Mahomet’s Translation Zoning and R-1A Inventory

This memorandum analyzes the Village’s current approach to assigning zoning designations to property annexed into the Village, as well as the existing zoning designations of certain undeveloped parcels that have been incorporated into the Village in past years. It recommends changes with respect to both, particularly in light of the BUILD Act proposed by Governor Pritzker.ⁱ

Translation Zoning – County to Village

The Village of Mahomet zoning ordinance provides that the default zoning for land annexed into the Village is based on its pre-annexation County zoning classification. This so-called translation zoning process (a common practice) is automatic unless overridden by specific Board action for a particular annexation. The full translation table resides in our ordinance,ⁱⁱ but most unincorporated land around the Village is agricultural – either AG-1 or AG-2 under the County ordinance – which translates as shown below.

<i>Former Zoning District Champaign County</i>	<i>New Zoning District Village of Mahomet</i>
AG-1, Agricultural	AG Agriculture
AG-2, Agricultural	R-1A Single-Family Residential

In other words, some agricultural land comes in with agricultural zoning, while other agricultural land comes in with residential zoning.ⁱⁱⁱ In practice this distinction has not mattered for the Village. Most developers in recent decades have not been looking to turn cornfields into the 20,000 square foot residential lots that are required in our R-1A zoning district. Accordingly, whether agricultural land comes into the Village as AG or R-1A, there is always a municipal rezoning process before anything gets built.

Impact of the BUILD Act

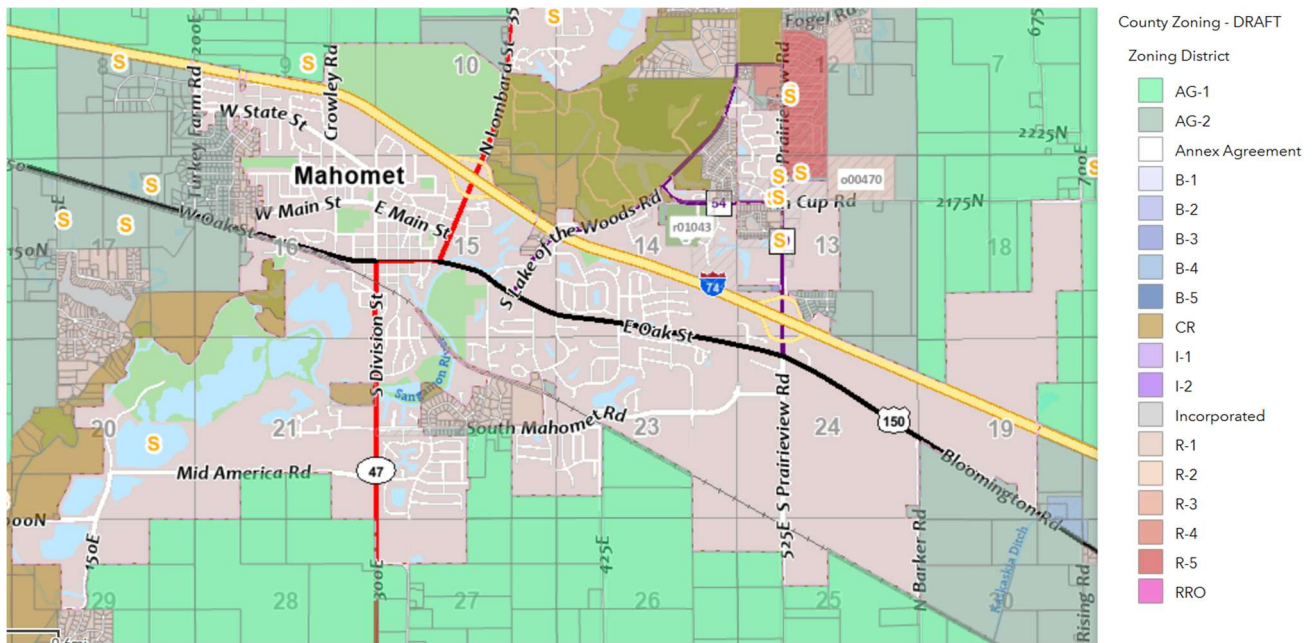
However, the possibility that the Illinois General Assembly will pass the BUILD Act (or similar legislation) changes this analysis entirely, as such legislation would force municipalities to allow high-density zoning in any residential district.^{iv} The BUILD Act

would allow any of the following to be built (without any discretionary Village approval) in any single-family residential zoning district, including R-1A:

- Single-family homes on lots as small as 2,500 square feet
- Up to four dwelling units on 7,500 square foot lots
- Up to six dwelling units on any lot larger than 7,500 square feet^v

This is several times the maximum density currently permitted in our single-family zoning districts, the densest of which require a minimum lot size of 8,000 square feet for detached single-family (in R-1C) and a minimum of 10,000 square feet for a duplex (*i.e.*, 5,000 square feet per unit) in R-2.

Residential development at BUILD Act densities would be a significant problem for a fast-growing and infrastructure-constrained community like Mahomet. Not only would it undermine the semi-rural character of our Village, but more importantly it would flood our already overcrowded school district with numerous additional students.^{vi}

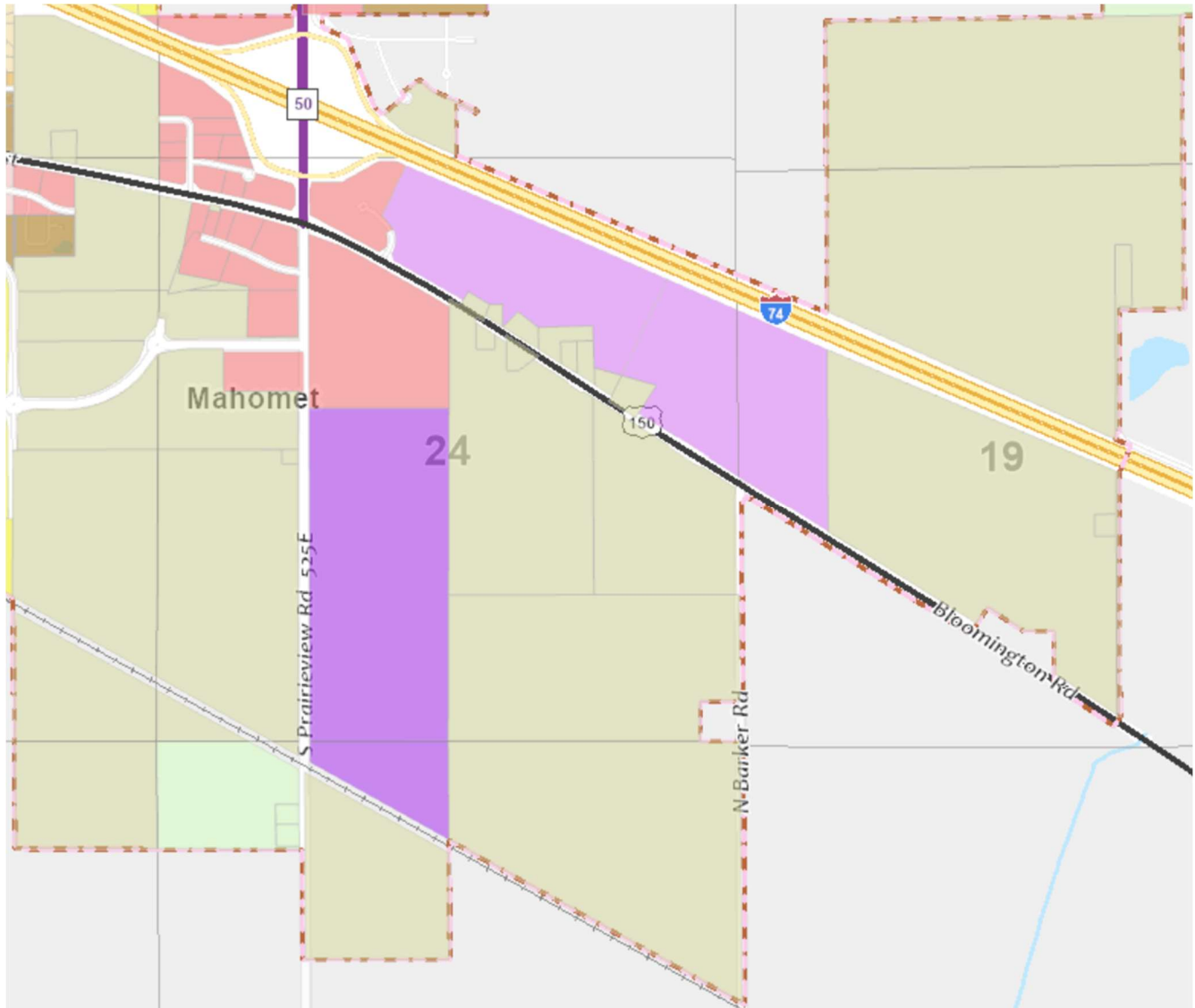


The map above shows existing County zoning in unincorporated areas around the Village. AG-1 is shown in green, and AG-2 is shown in gray. If the gray AG-2 properties were annexed into the Village with the default zoning from our translation zoning table, then they would become R-1A (and if the BUILD Act passes, the high-density residential uses described above would become permitted by right upon annexation).

Recommendation 1: The Village should promptly amend Section 152.005(D) of our Zoning Ordinance to change the default annexation zoning for County-zoned AG-2 parcels from R-1A to AG. This can be accomplished quickly and would prevent future annexations from resulting in unintended residential zoning.

Revisiting the Zoning of Existing R-1A Parcels

Due to the application of our translation zoning table to prior annexations over the years, the Village of Mahomet contains *over 1,000 acres* of undeveloped land zoned as R-1A. Most of that is located on the east side of the Village (shown in beige on the map below).



Much of this land zoned R-1A is not actually intended for residential development. Our 2016 comprehensive plan envisions an industrial or business park on both sides of Prairieview Road.^{vii} The U.S. Route 150 Corridor Plan, developed in 2000 and adopted by both the Village of Mahomet and the City of Champaign, prohibits residential subdivisions to the east of Prairieview between I-74 and the Norfolk Southern railroad tracks.^{viii} Any residential development in or near these areas could make it harder to achieve the Village's planned commercial or industrial uses, as residents (understandably) might object to adjacent development with a more intensive use. However, all of the property currently zoned as R-1A could still be developed by right as residential, notwithstanding the future land uses reflected in our adopted planning documents.

Setting aside market realities, if all 1,000 acres zoned R-1A were developed as single-family residential in accordance with our R-1A zoning requirements, the result would be about 1,742 additional single-family homes.^{ix} The Village of Mahomet has approximately 3,800 housing units,^x so this would be a substantial increase that the Village does not have discretion to disapprove. Even absent the threat of the BUILD Act, it would be advisable for the Village to re-evaluate its large inventory of residential-zoned property.

Continuing with the hypothetical calculations, if the BUILD Act were implemented and all 1,000 acres were developed to the maximum BUILD Act density (6 units per 7,501 square-foot lot), the result would be about 27,870 additional housing units – a 734% increase to our total housing units.^{xi} The BUILD Act would not allow the Village any discretion to deny this. For reference, the City of Champaign has about 40,800 housing units, and the City of Urbana has about 19,200.^{xii}

The numbers above are hypothetical maximums, not projected outcomes. Still, they serve to highlight the risks inherent in our having large tracts of undeveloped residential-zoned land, as well as the absurdity of the proposed BUILD Act densities as applied to the Village of Mahomet.

Recommendation 2: As soon as practicable, the Village should initiate rezonings with respect to all undeveloped parcels currently zoned as R-1A. This would not only correct misalignments between existing zoning and the Village’s planned future land use, but also limit the surge in high-density residential construction that might occur if the BUILD Act passes. The new zoning classifications should be determined in consultation with the property owners, but in general should be either AG (to reflect existing use) or whatever non-residential zoning classification most closely matches our approved planning documents. Because rezonings require staff time, owner coordination,^{xiii} and public hearings, the Village should not wait for state legislative action on the BUILD Act before starting this process.

* * *

Implementing these recommendations will better position the Village to preserve its long-term land use plan before State legislation can eliminate local discretion over residential density. The translation zoning amendment is a straightforward corrective measure that can and should be enacted quickly. The rezoning of undeveloped R-1A parcels requires more time, which makes it even more important to begin now. In light of the probability that BUILD Act-type legislation ultimately will be enacted, the Village should take these proactive steps to protect the community’s infrastructure and planning objectives.

ⁱ For a general overview of the proposed BUILD Act, see the materials from the [Illinois Municipal League](#), which opposes the BUILD Act and has proposed an alternative approach. The implications of the BUILD Act for Mahomet specifically are discussed here: [The Build Act and the Misallocation of Growth](#). The Village of Mahomet, like many other municipalities, has passed a resolution supporting traditional municipal zoning approval rights (in contrast to the state override of municipal zoning standards as proposed in the BUILD Act). See [Resolution 26-04-02](#).

ⁱⁱ See Mahomet Ordinances [Section 152.005\(D\)](#).

ⁱⁱⁱ In the past, one possible advantage of annexing land as R-1A rather than AG is that our AG district permitted animal uses that might have been incompatible with nearby residences. Animal uses were eliminated as a permitted uses in our AG districts in December, 2025, so this is no longer a consideration. See the [amendment to Section 152.020](#).

^{iviv} The Illinois General Assembly concluded its regular session early in the morning of June 1, 2026 without passing the BUILD Act. However, it seems likely that this or similar legislation will be pursued in future sessions. The Village of Mahomet should use this pause to do what it can to mitigate the adverse effects of a potential implementation of BUILD Act principles. This memo proposes initial steps in that regard.

^v Various unit and lot size thresholds have been proposed in connection with the BUILD Act discussions. These numbers, which are used in calculations throughout this memo, are based on the most recent (May 29, 2026) Senate version of this proposed legislation, which resides in [SB0640](#) (see proposed 65 ILCS 5/11-13.1-10).

^{vi} High-density single-family (which includes small multi-unit development like duplexes) produces the greatest number of students, particularly when it ends up as rental product rather than for-sale product. For an analysis of data on this subject, see: [On Residential Development in Mahomet](#).

^{vii} See [Village of Mahomet Comprehensive Plan \(2016\)](#) at page 55.

^{viii} See [U.S. Route 150 Corridor Plan](#), Chapter 6. Notably, this plan also states that “[c]ommercial and/or industrial land uses will not be required to provide buffers (separations) around new residential uses” in the area east of Prairieview and between I-74 and the railroad tracks.

^{ix} This number assumes (consistent with our [LSRD ordinance](#)) that 20% of the land would be used for infrastructure and thus undevelopable. 1,000 acres is 43,560,000 square feet, 80% of which is 34,848,000 square feet. This yields 1,742 20,000 square-foot lots.

^x This count of Mahomet housing units is from census data as reflected [here](#).

^{xi} Consistent with the calculations in the prior paragraph, this number assumes that 20% of the land would be used for infrastructure and thus undevelopable. 1,000 acres is 43,560,000 square feet, 80% of which is 34,848,000 square feet. This yields 4,645 7,501 square foot lots, which at 6 units per lot is 27,870 units. Note that this unit total is based on the most recent proposed maximum density under the BUILD Act – see note v above. An earlier draft of the BUILD Act would have allowed 8 units, rather than 6, on lots of this size, yielding a maximum of 37,160 units instead.

^{xii} These counts of Champaign and Urbana housing units are from census data [here](#) and [here](#).

^{xiii} The owner coordination portion of this task is not as daunting as it might first appear – while the map above shows about 1,000 acres of R-1A zoned land across more than 20 tracts, there are only six different owners among all of these parcels.



Engineer's Monthly Report May 2026

- Awarded HMA project and Bituminous Maintenance project.
- PCC project. A&A is 25% complete.
- Mid America Rd and CR 150E improvements (part of mine reclamation): still working on coordination with Farnsworth engineer who is designing this project for MASG.
- Bid a temporary turnaround at the north end of Purnell Dr. Item is outstanding.
- Status of purchase orders:
 - Illini Concrete Raising: Completed: slab and sidewalk ramp raising in Thornewood North and Thornewood.
 - Freehill Asphalt for road mastic – tentative June 15.
 - Evergreen Road Works for sealing a leaking keyway on bridge near Casey's.
 - Tom Ehrnthaller: sidewalk raising in Timber Ridge and at Dowell Park. No schedule yet.
 - CS&L for Prairieview/US 150 signal modifications. **Materials ordered?**
 - Mahomet Landscapes for tree removal. They are waiting on IDOT permit to asses cost.
- Working on plans and specs for a sidewalk project that will be bid soon.
- Received a scope of work to get started on East Mahomet traffic planning. Patrick and I still need to review that and figure out where to start with the budget that we now have.
- Reviewing several permit applications and site plans.
- Went to an IDOT ITEP grant meeting. Follow up with 2 engineering firms on 2 potential applications.
- Reminded Mid IL Concrete about the tree replacement at 401 E Main.
- Discussed developer obligation to adjacent public infrastructure and provided cost.
- Organized and attended last ESI luncheon before summer.
- ESI officer meeting in Champaign.
- Attended an afternoon ESI Seminar in Bloomington.
-



Transportation Department Completed Work Report May 2026

- Checked / emptied trash can on Main Street.
- Mowed all parks and Village facilities as assigned; string trimmed as needed.
- Milled bad asphalt / oil and chip spots and re-patched on Elm Street and on Weathering Drive.
- Cleaned the ditch in front of the Lutheran Church on Andover Drive.
- Extended a drainage pipe at the PW facility from near the salt shed to the concrete ditch along Lake of the Woods Road.
- Hauled off two loads of street sweeping debris, and back hauled road pack to the old shop for the W/WW stockpile.
- Took large trucks to have semi-annual inspections completed.
- Unclogged a storm sewer behind 205 Evergreen Court.
- Sprayed Admin, Freedom Plaza and WWTP.
- Rocked the shoulder near 507 Walnut Street.
- Tested the water cannon since replacing several worn parts.
- Installed more school signs at three entry points.
- Swept streets.
- Assisted Mahomet Landscapes with collecting storm damage tree limbs and brush.
- Patched on Sandy Ridge Drive and State Street.
- Assembled and set pallet racking at PW P&R garage.



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