



**BOARD OF TRUSTEES
STUDY SESSION
December 9, 2025
6:00 PM**

MINUTES

1. **CALL TO ORDER:** Tompkins called the meeting to order at 6:00 PM
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL :** Mohr called the roll. Trustees Colravy, Schriver, Oliger are all present. Trustee Harpst is present via zoom. Trustees Willard and Metzger are not present. Additionally, Jason Tompkins, Village President, Patrick Brown, Village Administrator, Joe Chamley, Village Attorney, Ellen Hedrick, Village Engineer, Abby Heckman, Village Planner, Austin Shufflebarger, Economic Development Specialist, and Dawn Mohr, Village Clerk are present.
4. **PUBLIC COMMENT:** Tompkins opened the public comment, and none was presented.
5. **ORDINANCES, RESOLUTIONS AND OTHER ACTIONS:**
 - A. **ENGINEERING:**
 1. A Resolution to set up the 2026 Motor Fuel Tax (MFT) Budget for the Amount of \$563,750.00. Hedrick presented the MFT budget and pointed out areas that were in need of repair/concrete patching. She also stated that she did not believe the budget would have impact from the most recent legislation directing funds to the Chicago area. Tompkins asked if there were any comments or questions. None are presented. Tompkins called for a motion to move the resolution to the consent agenda. Schriver moved and Oliger seconded. Mohr called the roll, ALL VOTES YES 4-0. The resolution is moved to the consent agenda.
 2. An Ordinance Designating Traffic a Certain Part of a Street as Having an Absolute Maximum Speed Limit and Related Matters. Hedrick explains the reasoning for the signage and the area that would be impacted. The area is CR 150 E-South of Riverbend to Pinetree. Schriver questioned the location as it is presented. Hedrick explained that the size of the map presented is very difficult to recognize the cut off area. Brown went to the map and clarified the location of the road. Tompkins asked if there were any comments or questions, none are presented. Tompkins called for a motion to move the ordinance to the consent agenda. Colravy moved and Schriver seconded. Mohr called the roll. ALL VOTES YES 4-0. The ordinance is moved to the consent agenda.

B. COMMUNITY DEVELOPMENT: Chamley asked for the order of the agenda to be changed. Item marked 3 will be presented first, item marked 1 will be presented second, item marked 2 will be third and item 4 will remain the same.

1. An Ordinance Concerning a Rezoning for 13.15 +/- Acres of Land from R-1A/R1B Single Family Residential to AG Agricultural District Located on the East Side of N. Lombard Street Approximately 1000FT South of Thornewood Drive, Commonly Known as 1202 N. Lombard Street (AZ2025-03: Living Word Omega Message Church). Heckman explains that the PZC had a public hearing in November for this property and it was continued to December. A few citizens from Thornewood did show up to the November public hearing and expressed their concern over the possibility of animals. The aforementioned text amendment to the zoning ordinance would provide the restriction that satisfied the PZC and they voted unanimously to move the rezoning forward. Tompkins stated that this ordinance would be placed on the regular agenda at the December 16th Board of Trustees meeting, NO ACTION IS TAKEN.
2. An Ordinance Concerning a Rezoning for 12+/- Acres of Land from R-1A Single-Family Residential to R-1B Single-Family Residential and R-1C Single-Family Residential Districts Located on the South Side of Thornewood Drive Approximately 650 FT East of the Lombard Street and Thornewood Drive Intersection (ZA2025-04: Dalco Design Build and Lane Evans Design Build) Heckman goes over the proposed changes to the zoning. She states that this rezoning is in line with the Thornewood Subdivision. Heckman explains that the developer of Thornewood did extend the roadway with the idea that future developments would want to access the road. There is an agreement that the petitioner will reimburse the develop of Thornewood for the cost of the connecting roadway. Heckman stated that staff did receive comments and concerns from Thornewood residents. Heckman forwarded the comments and concerns to the PZC members. The concerns increased traffic on Thornewood Drive, population increase, the effect this development may have on property values, Heckman explained that when Thornewood Drive was developed a Traffic Impact Study was conducted explains that the Village Engineer and herself reviewed that study, and that the Village Engineer to as the petitioner to conduct another impact study. The current ordinance states that a traffic impact study is warranted when there are 200 plus sites. This development does not meet that requirement. when Thornewood Drive was developed a Traffic Impact Study was done and it was overestimated quite a bit. Heckman reiterates that the Village Engineer could ask for one. This development will require a preliminary plat and she adds that there is nothing to say that the petitioner couldn't file the plat at the same time. Heckman continues explaining that the ordinance will likely require a connection to the 7 acre parcel to the West. The property to the south is already developed and she does not believe the ordinance will require a connection. She reminds the board that this is just the rezoning and not the approval of plats. Tompkins asked if there any comments or questions. Schriver asked the petitioner if they were purchasing the land from Lane Evans, the petitioner responded that they were in a partnership with Lane Evans. Schriver asked for the reasoning behind the R1-C zoning. The petitioner responded that it was in line with the already developed Thornewood Subdivision-to make the property conforming with the adjacent property. The petitioner added that by rezoning to R1-C the lot sizes could be smaller and allow the land prices to be lower for affordability. Schriver asked how many additional lots would be added by the rezoning. Petitioner responded that there would be an additional 6 lots. Schriver expressed his concerns about the

R1-C zoning. Tompkins stated that this item would be placed on the regular agenda at the December 16th Board of Trustees meeting. NO ACTION WAS TAKEN.

3. An Ordinance Concerning a Zoning Ordinance Text Amendments Related to AG Agricultural District Permitted and Conditional Uses, C-1 Neighborhood Commercial District Uses, and Related Definitions. Heckman goes over the reasoning for the proposed change. Community concerns for animal uses in an AG district. This text amendment breaks this definition into 2 categories, one being Agricultural Activity Plant and the second being Agricultural Activity Commercial. There is no changes to either definition except for splitting them into 2 categories. The change to the activity Agricultural Plant and Agricultural Activity Animal to exclude mushroom and added 2 conditional use permits, one to allow a party to apply for mushroom growing and the second conditional use for recreational vehicle use. Tompkins stated that this item will go onto the regular agenda at the December 16th Board of Trustees meeting. NO ACTION IS TAKEN
4. 2026 PZC/BOA Meeting and Application Deadline Schedule-**Brown explained that there is no action for this item.**

C. ADMINISTRATION:

1. A Resolution Approving the 2026 Meeting Schedule for the Village of Mahomet. Brown goes over the proposed meeting schedule for 2026 pointing out that with the new legislation, meetings cannot be held on election days. Therefore, March would only have one study session and the Plan & Zoning Commission's November meeting has been moved from Tuesday to Wednesday. Tompkins asked if there were any questions or comments, none are presented. Tompkins called for a motion to move the resolution to the consent agenda. Oliger moved and Schriver seconded. Mohr called the roll, ALL VOTES YES 4-0. The resolution is moved to the consent agenda.
2. A Resolution Approving Licenses to Collect Garbage for the Village of Mahomet. Brown explains that this is the annual renewal for the garbage haulers licenses. He adds that the change to the language shows that Area Garbage will be sold in the next year and the language includes the company name that is purchasing area Garbage, Illini Recycling. Illini Recycling will add the benefit of a weekly recycling option for the consumer. Tompkins asked if there were any comments or questions, Colravy asked if the license is transferable, Brown explained that it is as the language in the resolution allows for it to transfer if sold. Tompkins asked if there were any questions or comments, none are presented. Tompkins called for a motion to move the resolution to the consent agenda. Colravy moved and Oliger seconded. Mohr called the roll, ALL VOTES YES 4-0. The resolution is moved to the consent agenda.

6. ADMINISTRATORS REPORT:

- A. **Departmental Reports:** Brown goes over all the reports in brief. He noted that the snow stopped the transportation department from adding an extra week to leaf collection. He adds that the snow also halted until further notice the brush and limb collection. That will be done when the weather permits Colravy stated that he had multiple compliments for the transportation department on both the handling of the snow and the excellent job crews do collecting the leaves.

1. Engineering
2. Transportation
3. Water/Wastewater
4. Parks & Recreation
5. Code Compliance
6. Police

7. **MAYOR'S REPORT:** Tompkins announces the January meetings and states if there is going to be any absences to please contact the clerk. Tompkins also announced that the holiday party will be on January 15th at Company 421. More details to follow. Tompkins announced that Dave Parson will be present on December 16th with the final presentation of the Mahomet Music Festival (2025).

A. **January 2026 Board Meeting Calendar**

1. January 6, 2026, Plan & Zoning Commission
2. January 13, 2026, Study Session
3. January 20, 2026, Study Session
4. January 27, 2026, Board of Trustees Meeting

8. **NEW BUSINESS:** Brown stated that he should be finished with the strategic planning notes and will have them out to the board very soon. Brown adds that on December 16th, Austin Shufflebarger would have an update for the Economic Development position and the first 3 months.

9. **ADJOURNMENT:** Tompkins called for a motion to adjourn the meeting. Oliger moved and Schriver seconded. Mohr called the roll, ALL VOTES YES 4-0. The meeting is adjourned at 7:07 PM.

Approved
AS
Presented
12/16/2025
