



**BOARD OF TRUSTEES  
MEETING  
December 16, 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, Harpst, Willard, Olinger and Metzger are all present. Also in attendance, Jason Tompkins, Village President, Patrick Brown, Village Administrator, Joe Chamley, Village Attorney, Carole Tempel, Village Treasurer, Abby Heckman, Village Planner, Austin Shufflebarger, Economic Development Specialist and Dawn Mohr, Village Clerk.
4. **PUBLIC COMMENT:** No public comment is presented.
5. **PRESENTATION: MAHOMET MUSIC FESTIVAL-DAVID PARSONS.** Dave Parsons gives an in depth summary of the 2025 Mahomet Music Festival and explains the goals for the upcoming year.
6. **CONSENT AGENDA (TO BE ACTED UPON):** Tompkins asked if there were any comments or questions before approving the Consent Agenda, none are presented. Tompkins calls for a motion to approve the consent agenda, Harpst moved and Colravy seconded. Mohr called the roll, ALL VOTES YES 6-0. The consent agenda is approved.

**A. APPROVAL OF MINUTES:**

1. November 25, 2025, Board of Trustees Meeting
2. December 9, 2025, Study Session

**B. ENGINEERING:**

1. Resolution 25-12-01, A Resolution to set up the 2026 Motor Fuel Tax (MFT) Budget for the amount of \$563,750.00
2. Ordinance 25-12-01, An Ordinance Designating Traffic on a Certain Part of a Street as Having an Absolute Maximum Speed Limit and Related Matters

**C. ADMINISTRATION:**

1. Resolution 25-12-02, A Resolution Approving the 2026 Meeting Schedule for the Village of Mahomet
2. Resolution 25-12-03, A Resolution Approving Licenses to Collect Garbage for the Village of Mahomet

**7. REGULAR AGENDA (TO BE ACTED UPON):**

**A. FINANCE:**

1. Treasurer's Report: Tempel goes over the Treasurer's Report for November 2025. Highlighting the expenditures, tax payments received from both property taxes and the Motor Fuel Tax. Tompkins asked if there were any comments or questions, none are presented. Tompkins called for a motion to approve the Treasurer's Report, Schriver moved and Willard seconded. Mohr called the roll, ALL VOTES YES 6-0. The Treasurer's Report is approved.
2. Bill List: Tempel goes over the bill list in brief and adds that there are 2 Bond payments due this month. Tompkins asked if there were any questions or comments, none are presented. Tompkins called for a motion to approve the bill list. Oliger moved and Colravy seconded. Mohr called the roll, ALL VOTES YES 6-0. The Bill List is approved.

**B. COMMUNITY DEVELOPMENT:**

1. Ordinance 25-12-02, 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 states that his item was presented to the Board at the December 9<sup>th</sup> study session and briefly goes over the highlights of the changes to the zoning text amendments. She states she is happy to answer any questions. Tompkins asked if there were any questions or comments, none are presented. Tompkins called for a motion to approve the ordinance. Metzger moved and Schriver seconded. Mohr called the roll, ALL VOTES YES 6-0. The ordinance is approved
2. Ordinance 25-12-03, 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 states this too was presented at the December 9<sup>th</sup> study session and briefly goes over the rezoning. She welcomes any questions. Willard asked if the items they plan on growing is organic. Heckman stated that she did not have the answer to that, Tompkins asked if there were any additional comments or questions, none are presented. Tompkins called for a motion to approve the ordinance. Willard moved and Harpst seconded. Mohr called the roll, ALL VOTES YES 6-0. The ordinance is approved.
3. Ordinance 25-12-04, 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 project and states that staff assisted the applicant in what zoning would be most appropriate for the development. She adds that she is aware of some communication about the project in the last week. That communication is included on the last page of the minutes. The applicant states that they believe the R1-C zoning is appropriate and is in line with Thornewood Subdivision to the North of this property. Metzger asked for clarification on the lot sizes in the three zoning classifications. Ra-A is 20k square feet with 100 ft road frontage, R1-B is 10k square feet with 80 feet of road frontage and lastly, R1-C is 8k square feet with 65 feet of road frontage. Tompkins asked if there were any comments or questions, none are presented. Tompkins called for a motion to approve the ordinance. Colravy moved and Oliger seconded. Mohr called the roll. Trustee Schriver, Willard and Metzger all voted NO, Trustees Oliger, Harpst and Colravy all voted YES. Chamley directs Mohr to call the Mayor for the Tie Breaker, Mohr called Tompkins, he voted YES. The ordinance is approved with a vote of 4-3.

8. **ECONOMIC DEVELOPMENT:** Austin Shufflebarger's Three Month Update: Shufflebarger goes over what he has been working on the first 3 months of his employment. He highlighted a new website that is a joint effort between the Village of Mahomet, The Mahomet Library and The Mahomet Chamber of Commerce. The website is going to be "everythingmahomet" and the site will promote local events that also include Mahomet School District events. The other highlight is the grant program the Village has and he informs the Board of the businesses that have utilized the program.
9. **ADMINISTRATOR'S REPORT:** Brown states that the Strategic Plan results will be presented to the Board on January 13<sup>th</sup> at the study session.
10. **MAYOR'S REPORT:** Tompkins goes over the calendar and asked that the Trustees contact the Clerk if there will be any absences. Tompkins goes on and commends Eric Crowley and all the snowplow drivers for once again doing an exceptional job the last snow storm.

**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

11. **NEW BUSINESS:** No new business is presented. .
12. **ADJOURNMENT:** Tompkins called for a motion to adjourn the meeting. Harpst moved and Oliger seconded. Mohr called the roll. ALL VOTES YES 6-0. The meeting adjourned at 7:18 PM.

Approved  
As  
Presented  
1/27/26  


# MEMORANDUM

**To:** Village President and Board of Trustees of the Village of Mahomet

**From:** Bill Schriver

**cc:** Village Staff; Petitioner

**Date:** December 12, 2025

**Re:** ZA-2025-04; Rezoning of 12± Acres Located South of Thornewood Drive and Approximately 650 Feet East of IL-47 (the "subject property")

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Petitioner proposes rezoning the western half of the subject property (the "west parcel") to R-1C, as further described in the December 2, 2025 PZC packet<sup>i</sup> and the December 9, 2025 study session packet.<sup>ii</sup> This memorandum explores potential justifications for such rezoning and concludes that R-1C zoning is not appropriate for the west parcel.

The west parcel does not qualify for R-1C zoning under our zoning ordinance, and similarly situated properties generally have not been zoned at a density in excess of R-1B. Additionally, granting R-1C zoning on the west parcel notwithstanding our ordinance would have an adverse effect on our school district. For those reasons, I will be voting "no" on this matter.



*The west parcel, seen from the intersection of Thornewood and Garwood*

**1. R-1C zoning for the west parcel would be inconsistent with our zoning ordinance and prevailing past practice.**

Our zoning ordinance provides that "the R-1B District is intended to be the primary district customarily used for single-family residential uses under most situations" (§152.023<sup>iii</sup>).

It further provides that "the R-1C District is intended to be a transitional area between more intensive uses and less intensive single-family residential uses" (§152.024<sup>iv</sup>).

Based on these standards, it is incumbent on anyone requesting R-1C zoning to demonstrate that site-specific conditions, such as a transition from a more intensive use, support the R-1C designation. In this case the petitioner has not established that R-1C is appropriate for the west parcel, nor do the facts support such a finding.<sup>v</sup>

**1.A Thornewood Drive is not an intensive use sufficient to support R-1C zoning on the west parcel.**

It has been suggested that R-1C zoning on the west parcel is appropriate due to the adjacency of Thornewood Drive to the north, particularly given that R-1C zoning also exists on the north side of Thornewood Drive across from the west parcel. However, the site conditions are substantially different on opposite sides of Thornewood Drive.



*Setbacks from Thornewood Drive*

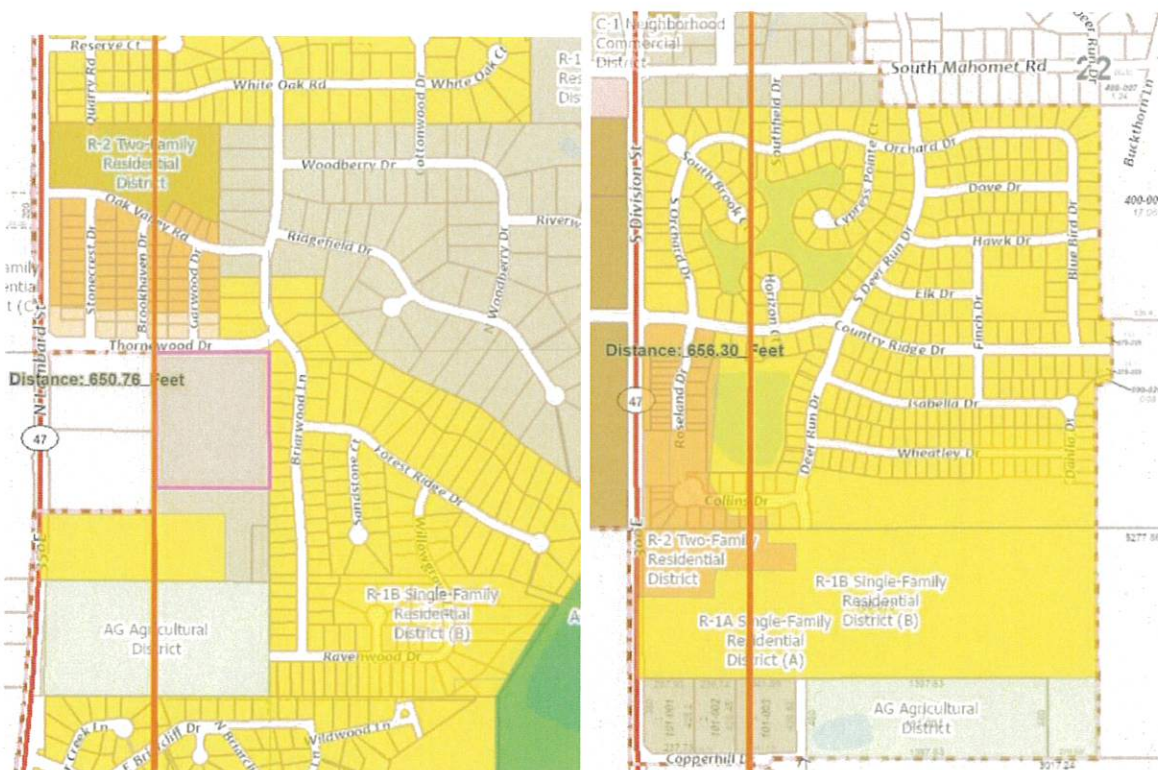
Thornewood Drive lies to the extreme north of its right-of-way. As a result, only about 10 feet separate the physical street from the lot lines in the R-1C district to the north. The distance from the physical street to the northern lot line of the west parcel is approximately 40 feet. A line of existing trees straddles this boundary between the west parcel and the Thornewood Drive right-of-way. Some of those trees may be in poor condition or may be disturbed in the course of development. However, there is plenty of room for trees to be planted if the petitioner considers Thornewood Drive (or the R-1C district across the street) to be intensive uses from which the west parcel requires screening.<sup>vi</sup>

**1.B IL-47 is not an intensive use sufficient to support R-1C zoning on the west parcel.**

It has been suggested that R-1C zoning on the west parcel is appropriate due to the proximity of IL-47. In that regard, it is noted that R-1C zoning exists to the north in similar proximity to IL-47.

The western boundary of the west parcel lies approximately 650 feet from IL-47. The eastern boundary of the west parcel lies approximately 1000 feet from IL-47. At these distances, IL-47 simply is not an intensive use from which a transition to our standard R-1B zoning is necessary or appropriate.

This is reflected in our existing zoning districts that lie this distance from IL-47. Aside from the portion of Thornewood immediately to the north of the west parcel, the Village has generally applied R-1B zoning in such areas as shown below (see the orange lines, drawn approximately 650 feet from IL-47), including farther north in Thornewood and in Country Ridge and Sangamon Fields south of town. In most of these places, R-1B zoning extends all the way up to IL-47.



*Zoning along IL-47 to the north and south of Mahomet*

**1.C The mere existence of R-1C zoning to the north is not sufficient to support R-1C zoning on the west parcel.**

The purpose of R-1C as reflected in our zoning ordinances is to transition from a more

intensive use back to our standard residential zoning of R-1B. Accordingly, a developer is not entitled to R-1C zoning simply because it exists next to the developer's property. The property for which rezoning is sought must satisfy the R-1C standards based on its own characteristics.

Relatedly, even if R-1C zoning were found to be justified at the northwest corner of the west parcel – closest to the suggested intensive uses, insofar as it is only 40 feet from Thornewood Drive and only 650 feet from IL-47 – that would not imply that R-1C zoning is appropriate for the entire west parcel.

The center of the west parcel lies 825 feet from IL-47 and 410 feet from Thornewood Drive. The southeast corner lies 1000 feet from IL-47 and 820 feet from Thornewood Drive. The purported intensive uses would be entirely imperceptible at these distances. At the distance where an intensive use becomes imperceptible, zoning ought to have transitioned back to R-1B consistent with our ordinance.

## **2. R-1C zoning for the west parcel would have an adverse effect on our school district.**

That our schools are beyond capacity is well-established. As of last year, Lincoln Trail enrollment was approximately 100 students over its maximum capacity. Our junior high was approximately 200 students over maximum capacity.<sup>vii</sup> The overages relative to *planned* capacity of those buildings are even higher. From the perspective of current overcrowding and the future capital improvements needed to resolve that overcrowding, any avoidable incremental increase in student count has an adverse effect on our schools.

The petitioner has stated that the grant of R-1C zoning would be expected to result in an additional three lots (*i.e.*, an increase from 31 to 34 across the entire property), subject to finalizing a site plan. While the increase in absolute terms is relatively modest, the increase in lots expressed as a percentage is about 9.6%.<sup>viii</sup>

As staff noted during the PZC meeting, most students come from single-family homes.<sup>ix</sup> Reduced lot sizes exacerbate enrollment growth by resulting in more homes in any given development.<sup>x</sup> The school district and its students and teachers are not in a position to bear a zoning policy that grants residential developers 9.6% more single-family lots when such additional density is not justified under our zoning ordinance as strictly applied.<sup>xi</sup>

Lastly, both under Illinois law and as a practical matter, the funds needed for capital improvements to expand our schools can only be obtained through a referendum. Continued and unlimited Village growth is one of the most often cited reasons for voters who opposed the prior referenda. Why would we pay more in taxes to fix the current problem, so the reasoning goes, if unbounded growth will continue and recreate the same problem again later?

The Village can and must exercise more restraint in approving requests for additional single-family residential zoning density so as to restore public confidence and create an environment in which the necessary school referendum can be passed by voters. Denying

R-1C zoning for the west parcel would be a concrete step toward that more restrained approach.

<sup>i</sup> See [https://files-backend.assets.thrillshare.com/documents/asset/uploaded\\_file/4603/Vom/473663d2-942d-4bdd-be8f-a5d08ba5eda6/PZC-packet-12022025.pdf](https://files-backend.assets.thrillshare.com/documents/asset/uploaded_file/4603/Vom/473663d2-942d-4bdd-be8f-a5d08ba5eda6/PZC-packet-12022025.pdf)

<sup>ii</sup> See [https://files-backend.assets.thrillshare.com/documents/asset/uploaded\\_file/4603/Vom/aaf12201-889d-4b39-ac6a-0032563f511c/001-December-9-2025--Study-Session-Packet.pdf](https://files-backend.assets.thrillshare.com/documents/asset/uploaded_file/4603/Vom/aaf12201-889d-4b39-ac6a-0032563f511c/001-December-9-2025--Study-Session-Packet.pdf)

<sup>iii</sup> See [https://codelibrary.amlegal.com/codes/mahomet/latest/mahomet\\_il/0-0-0-19470](https://codelibrary.amlegal.com/codes/mahomet/latest/mahomet_il/0-0-0-19470). Relatedly, it is this standard that justifies the rezoning of the eastern portion of the subject property from R-1A to R-1B.

<sup>iv</sup> See [https://codelibrary.amlegal.com/codes/mahomet/latest/mahomet\\_il/0-0-0-19490](https://codelibrary.amlegal.com/codes/mahomet/latest/mahomet_il/0-0-0-19490)

<sup>v</sup> The application (contained in the PZC packet linked above) does not advance any site-specific arguments in favor of upzoning. The points discussed in this section (relating to nearby roads and the existing R-1C zoning across Thornewood Drive) were raised by staff in effort to correct that omission.

The application does advance an argument as to the merits of R-1C zoning generally, in that it would provide “opportunities for first-time homebuyers as well as long-term residents, who are seeking to downsize.” Even if this is accepted on its face, it is not sufficient to justify R-1C zoning in this specific location. There exist more appropriate locations for R-1C in the Village, including the parcel directly to the west of the subject property, properties along US-150 east of town (approximately twice the average traffic counts as on this portion of IL-47), and properties along I-74 (approximately six times the average traffic counts as on this portion of IL-47).

Also, notwithstanding petitioner’s note on downsizing, given our demographic trends it is inevitable that most R-1C housing units will be occupied by people who are not current residents of the Village. There are not many areas where the interests of current and potential residents of the Village diverge, but housing policy is one such area for the reasons noted herein as to the schools. When such a conflict exists, this Board must side with our current residents rather than those who wish to become residents.

<sup>vi</sup> Staff noted that Thornewood Drive could be expanded (or even relocated) within the right-of-way. While correct, this seems unlikely. At approximately 27 feet wide, this portion of Thornewood Drive (which was described by staff in the PZC meeting as a collector or sub-collector street) is already wider than some of our arterial streets. Even if it were widened, there would remain substantially more open space to the south of the physical street than to the north.

<sup>vii</sup> See <https://www.facebook.com/photo?fbid=122114607086552781>. While district enrollment dropped 1.4% this year, that drop is almost entirely due to smaller kindergarten and pre-kindergarten classes. This is likely due to the current high-interest rate environment, which has pushed the average age of homebuyers to historic highs. It is also likely to be temporary (and even if it were a trend, the schools are too far beyond maximum capacity for such a trend to resolve the problem).

<sup>viii</sup> To clarify, the question is not whether the parcel should develop at all, but whether the Village should authorize a roughly 9.6% increase in single-family lot yield above what R-1B would permit. Also, the number of additional lots has been updated in this memorandum to reflect a clarification received from the petitioner after the study session.

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<sup>ix</sup> That apartment complexes, rather than single-family homes, are the source of large numbers of additional students is a misconception that is somewhat widely held. Relevant data are presented and discussed here: <https://mahometmusings.substack.com/p/on-residential-development-in-mahomet>.

<sup>x</sup> The petitioner indicated at the study session that while the lots would be smaller, the homes would not necessarily be smaller.

<sup>xi</sup> Our zoning commission is asked the impossible question of whether any given development will or will not “significantly adversely impact” our schools. In this case, they found it would not. However, the commission has struggled with this on past developments, at times deleting “significantly” or “adversely” in its findings. The challenge is that it isn’t the grant of additional density for an individual development that renders the adverse effect significant, but rather the habitual granting of such requests in the aggregate that does so. That is a policy question on which the Board must provide direction; it cannot simply be left to the commission on a case-by-case basis.