

Village of Mahomet

Comprehensive Plan

2016

DRAFT
for Public Hearing

VISION STATEMENT

“Preserve, protect and enhance our community’s quality of life”

- Adopted December 17, 2013

MISSION STATEMENT

“Provide for the needs of today and prepare for the demands of tomorrow while remaining mindful and respectful of the past”

- Adopted December 17, 2013

ACKNOWLEDGEMENTS

This Comprehensive Plan was a multi-year effort spanning three different Village Presidents.

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Thank you to the Mahomet Community

A special thank you to everyone who participated in the planning process for the Village of Mahomet Comprehensive Plan. This Plan was made possible by the contributions and insights of the residents, business persons, property owners, and representatives from various groups and organizations.

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Thank you to Studio 58 Photography for several photos provided in the plan.

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An aerial photograph of a town, likely Mahomet, Illinois, is shown. A teal-colored area is overlaid on the top half of the image, representing a specific geographic region. A white, irregular outline separates the teal area from the rest of the town. The background is a grayscale aerial view of residential and commercial buildings, streets, and trees.

COMMUNITY PROFILE

Village of Mahomet Comprehensive Plan

COMMUNITY PROFILE

The Village of Mahomet is a growing community located in central Illinois, immediately west of Champaign. Between 1972 and 2014, Mahomet grew from a rural town of 1,300 to an established community of more than 7,700. The population in the surrounding township has also grown considerably to nearly 14,000 in 2014. The Village has adopted this Comprehensive Plan to guide the future growth and development of the Village and surrounding areas and ensure continued a high quality of life for local residents.

The Comprehensive Plan for the Village of Mahomet provides community-wide plans for land use and development, transportation and mobility, open space and environmental features, and community facilities. In addition to the community-wide plans, the Comprehensive Plan also provides more detailed recommendations for Downtown Mahomet and surrounding portions of the Middletown area.

The Plan serves as a “road map” for 10 to 15 years into the future by guiding policy decisions and helping the community achieve its long-term objectives. The Comprehensive Plan provides a foundation for decision-making based on community consensus, community vision, existing conditions, and future potential. Mahomet’s Comprehensive Plan is designed to promote the Village’s unique assets and should be used to achieve the collective vision of existing residents and business owners while serving to attract new families and additional investment in the community.

This Community Profile includes a review of:

- The purpose of the Comprehensive Plan and the Village’s planning jurisdiction;
- A summary of community outreach activities;
- A demographic overview; and,
- A summary of existing land use.

Purpose of the Comprehensive Plan

Under the Illinois Municipal Code (65 ILCS 5/11-12-5(1)), a city or village plan commission is charged with preparing and recommending a comprehensive plan for the present and future development or re-development of the municipality. The Comprehensive Plan serves as Mahomet’s official policy guide for physical improvement and development. The Plan is comprehensive in scale and scope, addressing a wide range of issues that impact areas throughout the community and surrounding areas within the Village’s planning jurisdiction.

Planning Jurisdiction

The Comprehensive Plan includes recommendations and policies for all areas within the Village’s planning jurisdiction. As defined by the Illinois Municipal Code (65 ILCS 5/11-12-5), the focus of a comprehensive plan may extend beyond municipal limits to those unincorporated areas within a 1.5 mile radius of the current corporate boundary. The Illinois Municipal Code (65 ILCS 5/11-12-9) also encourages the negotiation of boundary agreements between communities with overlapping jurisdictions.

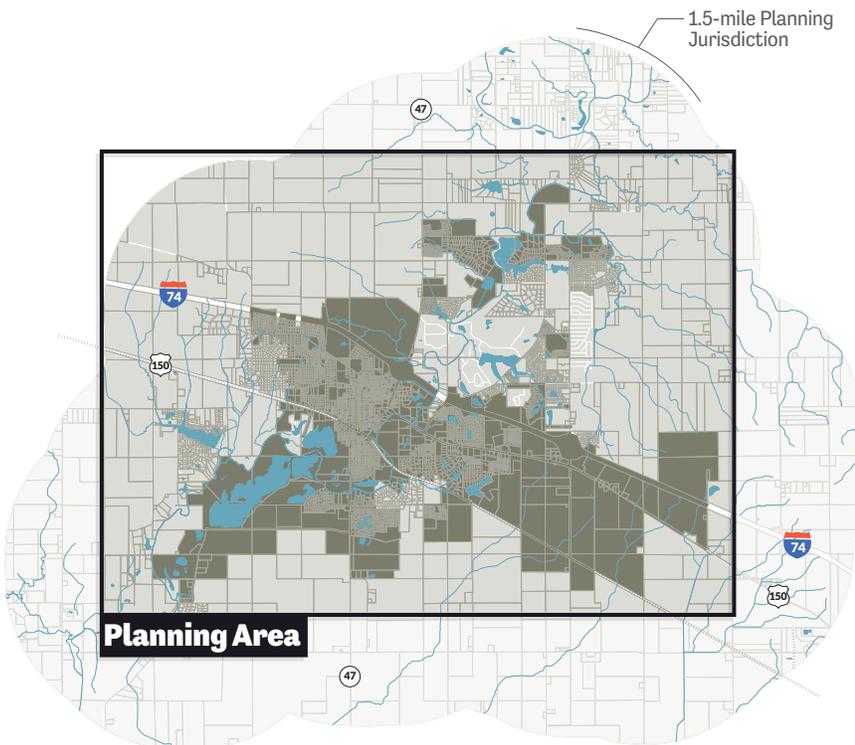
Community History

While Mahomet continues to grow and has emerged as a “bedroom community” of the Champaign-Urban area, the Village has deep roots of its own. First settled in 1832 and platted in 1836, the township was originally known as Middletown, but renamed as Mahomet in 1867. Settled in 1832 on the banks of the Sangamon River, Mahomet is the oldest community in Champaign County and was incorporated in 1872. Mahomet’s historic core surrounding the downtown is still referred to as Middletown.

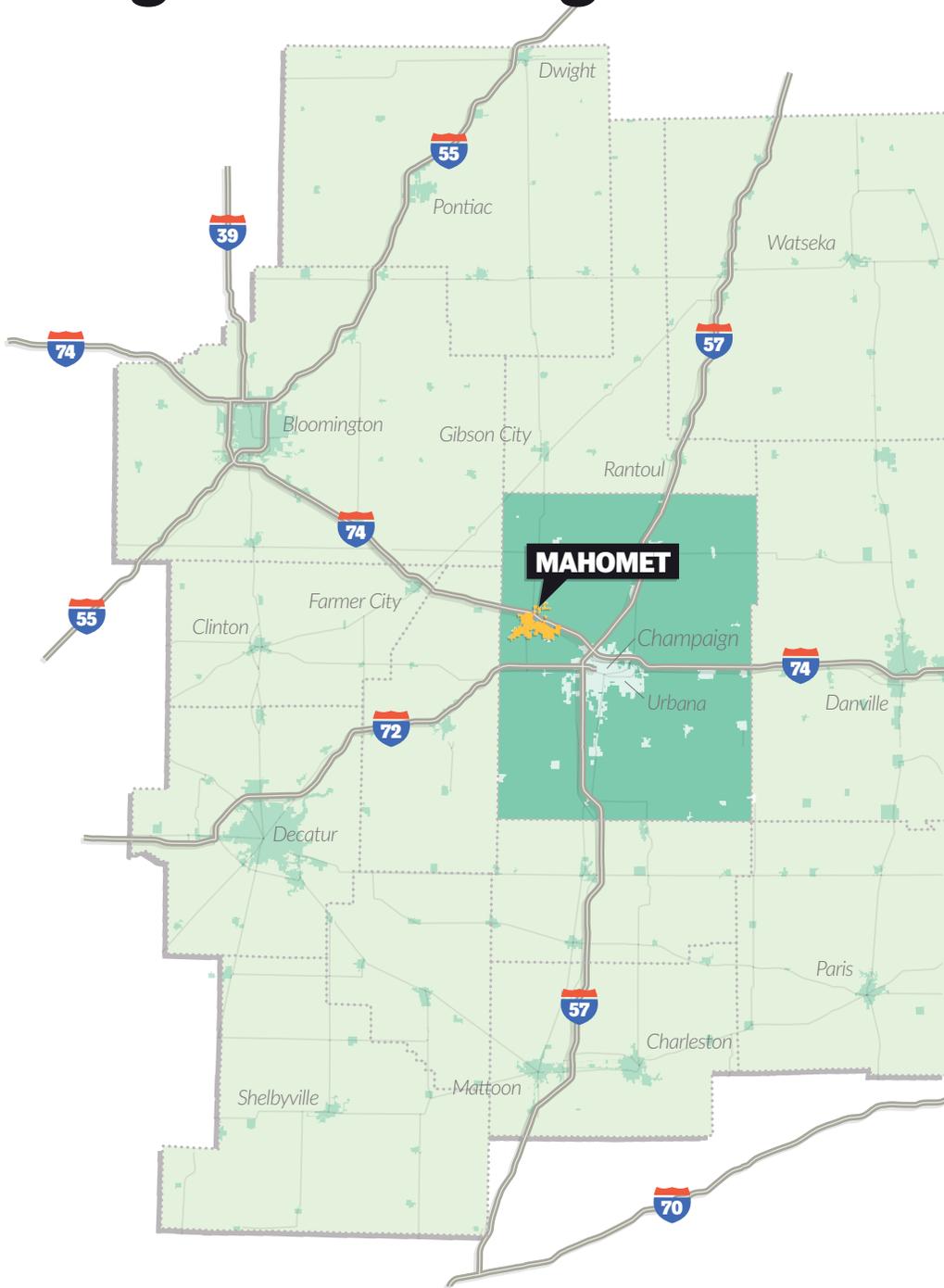
Despite its recent rapid growth, Mahomet has retained its small town character valued by local residents. The Sangamon River, and the two large forest preserves which flank its banks, are perhaps the most influential elements in defining Mahomet’s character as a community. Visitors travel to Mahomet from throughout the region to enjoy its beautiful environs. Quality of life is further bolstered by a desirable school district, strong recreation programming, quality municipal services, an historic downtown, and convenient access to IL Route 47, I-72 and I-74.

Mahomet Planning Area

As authorized by Illinois statute, the Village has the ability to plan for the area within 1.5 miles of its municipal limits which is known as its extraterritorial jurisdiction, or ETJ. The Comprehensive Plan establishes policies for the majority of the Village’s ETJ; however, predominantly agricultural areas that are not likely to experience significant development over the life of the Comprehensive Plan were not included in the planning area. If substantial development pressure begins to be felt in these areas, then the Village should revise and update the Comprehensive Plan.



Regional Settings



State of Illinois
Context Map

Planning Process Flow Chart



The Planning Process

The Comprehensive Plan is the product of a multi-step, community-driven planning process that engages the community, analyzes existing conditions, identifies opportunities and constraints, and establishes a vision, goals, and objectives for the Village of Mahomet.

As shown in the following illustration, the Comprehensive Plan answers three important questions for Mahomet residents and businesses:

- “Where are we?”
- “Where do we want to go?,” and
- “How do we get there?”

Feedback from the community has been combined with an understanding of existing issues and opportunities to craft a vision, goals and objectives for Mahomet. This overall “vision” for the future of the Village provides focus and direction for the community and forms the cornerstone for the Comprehensive Plan’s recommendations.

Past Plans & Studies

The Village of Mahomet has undertaken or participated in several planning initiatives in recent years. The Comprehensive Plan included recommendations to support these plans and other studies and reports utilized by the Village. These include, but are not limited to the following plans and studies:

Partner Agencies

- Champaign County Strategic Highway Safety Plan – Champaign County Regional Planning Commission (CCRPC)
- Long Range Transportation Plan – CCRPC
- Greenways and Trails of Champaign County – CCRPC

Village of Mahomet

- Mahomet Parks and Recreation Master Plan (2004)
- Stormwater Master Plan (2010)
- Water System Master Plan (Draft 2015)
- Mahomet Area Activity & Recreation Center Feasibility Study (2013)
- Complete Streets Policy (Draft September 2014)
- Transportation System Master Plan (Draft July 2014)
- Sanitary Sewer Facilities Plan (Amendment 2008)
- East Mahomet Redevelopment Plan
- U.S. Route 150 Corridor Plan (1999)

Plan Organization

The Comprehensive Plan is divided into the following eight sections:

Introduction & Community Profile – The first section of the Plan provides a review of the community’s existing land use and demographics trends that will influence future land use and development. This section also presents a summary of the outreach exercises conducted as part of the planning process, highlighting community issues and opportunities.

Section 1: Vision – This section describes the community’s desired vision for the Village of Mahomet, providing a retrospective narrative set in the year 2027 that summarizes how Mahomet has changed for the better over the past 15 years.

Section 2: Goals & Objectives – This section also presents goals and objectives that provide specific actions for the Village as it strives to achieve the community’s vision. As the plan goals, objectives, and actions steps are implemented the vision will be realized.

Section 3: Land Use & Development – The Land Use and Development section illustrates and describes in general terms the type and location of future land uses within the Village of Mahomet and surrounding growth areas.

Section 4: Community Facilities – The Community Facilities section identifies the future need for community facilities and offers long-range recommendations for future facility locations and improvements to ensure that residents and businesses are adequately served by the Village and its service providers.

Section 5: Parks, Open Space & Environmental Features – This section provides recommendations intended to expand the park and trail system, and protect and enhance Mahomet’s natural areas. The Parks, Open Space and Environmental Features Plan includes detailed recommendations for future greenway and trail segments throughout the Mahomet area.

Section 6: Transportation & Mobility – The Transportation and Mobility section outlines the components of a multi-modal transportation network that accommodates the efficient movement of vehicles, bicycles, and pedestrians throughout the Village.

Section 7: Implementation Strategy – This section presents specific actions, as well as potential funding sources, that the Village should undertake as it endeavors to implement the recommendations of the Comprehensive Plan.

Community Outreach Activities

Several community outreach activities were conducted to involve elected officials, property owners, the development community, business persons, and residents in local planning efforts. These outreach opportunities informed the planning process, bringing insight on local issues, concerns, and opinions from a variety of stakeholders.

NOTE: Additional information and details regarding individual community outreach activities can be found in the Appendix.

As part of the planning process, the following outreach efforts and initiatives were conducted:

A **Project Initiation Meeting** was conducted with the Comprehensive Plan Steering Committee (CPSC) on December 14, 2011 at Village Hall.

Key Person Interviews were conducted with several people identified by the Village staff and the CPSC. The interview process, which consisted of a question and response dialogue, was conducted on December 14, 2011.

An **On-line Questionnaire** was posted on the project website to solicit input from those unable to attend face-to-face outreach efforts.

An **On-line Community Issues Mapping** tool was posted on the project website to allow residents to identify, map, and provide comments on specific, or general, areas of concern within the Village.

A **Visioning Workshop** was held on Tuesday, May 1, 2012 at the Mahomet Public Library where members of the community put pen to paper and illustrated their vision for Mahomet, highlighting potential strategies to address local issues and identifying desired land use and development throughout the Village and its planning area.

This section contains summaries for topics deemed most important during conducted outreach activities. All community input, including those topics not discussed here, were evaluated and incorporated into the Comprehensive Plan.

Comprehensive Plan Steering Commission (CPSC)

Outreach efforts included on-going communication with Village staff and the Comprehensive Plan Steering Commission (CPSC). As a representative group of local residents, business owners, and elected and appointed officials deeply involved in the planning process, the CPSC served as a “sounding board” for the larger community. CPSC members volunteered their time to ensure that the Comprehensive Plan serves as a meaningful tool to implement the changes that the larger Mahomet community desires to see.

Input received from the various community outreach efforts was used in conjunction with an assessment of existing conditions to establish an informed vision of Mahomet’s desired future and guide the Plan’s recommendations. This section provides summaries from each outreach activity.

On-Line Questionnaire

An on-line questionnaire was prepared to provide the Mahomet community with a simple, convenient way of participating in the planning process. While the complete results are included in the appendix of this document, a brief summary of the questionnaire is provided here.

Community Issues Mapping

While the on-line questionnaire provided an opportunity to voice concerns in a written format, some issues are location specific and can be better explained by using maps. An on-line Community Mapper feature was provided on the project website to allow residents to place points and comments on a map of the Village and surrounding areas. The spatial ordering of comments allowed community members to address specific locational issues in a simple, intuitive format.

Top Issues

Throughout the various outreach opportunities, participants were asked to identify key issues and concerns they had regarding Mahomet. Though a number of issues, covering a wide range of topics, were discussed, a few key concerns were raised and discussed consistently throughout all workshops conducted. These top issues represent the topics most important to community stakeholders and central to the vision and focus of the planning process.

Commercial/Industrial Development

Many of the comments from participants centered on the condition and future of the Village's commercial areas, including both established districts like the IL 47/Lombard Street corridor and areas where commercial development is desired such as the Prairie View Road/I-74 interchange area. Workshop participants indicated that the Village needs to encourage and attract additional retailers and industrial uses to diversify the tax base and lessen the tax burden of residents. Comments also indicated a desire to balance the need for commercial development with a need for high quality development that improves the overall appearance and health of commercial areas.

Image & Identity

As highlighted by participants, the image and identity of Mahomet is closely tied to the issue of commercial/industrial development. Several participants felt that high profile sites, such as the IL 47 corridor proximate to and visible from I-74, are unattractive with regard to the quality of development, lack of landscaping, façade appearance, etc. It was indicated that the poor appearance of the Village's main entry points can leave a negative first impression on visitors and may detract from Mahomet's image within the larger region. Moreover, some participants observed that improving the Village's image may be a key step in recapturing dollars being spent in nearby Champaign.

Parks & Recreation

In general, participants cited a need for additional recreational opportunities, including year-round indoor facilities, to complement the passive open space amenities provided by the Champaign County Forest Preserve District. It was noted that participation in league sports was significant, but existing facilities could not meet demand. Some mentioned that the Village's parks and recreation department has limited resources and relies on the school district for facilities it cannot afford to provide. Workshop participants were in general agreement that the current parks and recreation funding structure (which consists of program fees offset by Village property tax revenue) was not sustainable given the high degree of participation by residents of unincorporated Champaign County.

Participant comments highlighted a need for a park land dedication requirement within the Village's subdivision ordinance to ensure that neighborhood park space is provided throughout the community. One participant also suggested that the Village may need to explore the creation of a park district as a means of spreading the costs of services beyond Village limits to the unincorporated population.

Recreation Center

In addition to a general need for facilities, a large majority of workshop attendees expressed a specific desire for the development of a recreation center within Mahomet. Though specifics were often debated, many listed a desire for an aquatic based center, including a pool or waterpark facility (either indoor or outdoor).

Village Services & Infrastructure

In addition to parks and recreation, community members indicated a belief that other Village services and infrastructure have been overburdened by the community's expansion and a growing population in unincorporated areas of the township. Comments indicated a desire for a greater effort to focus on reinvestment within the Village's established areas. It was also suggested that the Village explore the use of impact fees to offset the costs of expanding infrastructure and ensure that residential development 'pays for itself'. Some participants did list areas that were ripe for annexation, however, supporting the expansion of Village services to these locations.

Property Taxes

Property taxes were discussed throughout the outreach process as they relate to Village services, competition with neighboring communities, and future development. Some noted that it was believed that the Village's residential property taxes were on par with those of Champaign, but higher than other nearby communities such as Savoy. Participants indicated a desire to maintain or improve quality of life within Mahomet without raising taxes.

Transportation & Connectivity

The most prominent transportation issue cited was traffic congestion surrounding the Mahomet-Seymour schools along State Street. Pedestrian and bike connectivity throughout the Village was also frequently cited. Key pedestrian/bike destinations identified included Village/school district parks, school facilities, forest preserve areas, downtown, and the Sangamon River. Barriers to connectivity consisted of major roadways (I-74, IL Route 47 and US 150). The lack of transit service and improved public transportation was also mentioned during the outreach process, especially in the on-line questionnaires.

Demographics

The Village of Mahomet is a growing community located in central Illinois, immediately west of Champaign. Between 1972 and 2014, Mahomet grew from a rural town of 1,300 to an established community of more than 7,700. The population in the surrounding township has also grown considerably to nearly 14,000 in 2014. The Village is a predominantly a single family community with a large majority of local workers travelling to jobs in the nearby Champaign-Urbana area.

History

While Mahomet has grown significantly in recent years and has emerged as a 'bedroom community' of Champaign-Urbana, the Village has deep roots of its own. First settled in 1832 and platted in 1836, the township was originally known as Middletown, but renamed as Mahomet in 1867. Settled in 1832 on the banks of the Sangamon River, Mahomet is the oldest community in Champaign County and was incorporated in 1872. Mahomet's historic core surrounding the downtown is still referred to as Middletown.

Quality of Life

Despite its rapid growth, Mahomet has retained its small town character valued by local residents. The Sangamon River, and the two large forest preserves which flank its banks, are perhaps the most influential elements in defining Mahomet's character as a community. Visitors travel to Mahomet from throughout the region to enjoy its beautiful environs. Quality of life is further bolstered by a desirable school district, strong recreation programming, quality municipal services, historic downtown, and convenient access to I-72 and I-74.

Demographics & Land Use

A firm understanding of the existing and projected demographics is extremely important as a foundation for land use and development decision-making. This overview includes an analysis of recent trends in population, households, income, age and gender characteristics, racial and ethnic composition, and labor force and employment. This demographic analysis identifies the issues the community is facing and will likely face and provides a foundation for future land use designations and planning recommendations.

Demographic Data

Changes in population, households and demographic composition will influence future land use and development as well as other issues within the village. This section utilizes data from the 2010 US Census as well as estimates for 2014 and 2019 provided by ESRI Business Analyst, a nationally recognized provider of market and demographic data. Additional market data regarding household income were also obtained from the U.S. Census Bureau's American Community Survey.

Demographic Trends

The Village of Mahomet grew steadily between 2000 and 2010, through a combination of outward expansion and increased development intensity. As shown in Figure 1.1, total population grew by 50% and gross population density grew by an estimated 21%. Between 2010 and 2014, it is estimated that Mahomet's population grew another 6% to 7,702. Median household incomes and median age has also increased, largely due to growth among middle-aged, upper income households. Household income in the area grew at a rate slightly faster than the pace of inflation. The growth trends of the past decade are consistent with the trends over the past 40 years. Figure 1.3 shows the extensive growth of the Village over the past 40 years.

The area surrounding Mahomet (represented by ZIP Code 61853) has also grown significantly in recent years and is expected to grow at a similar rate as the Village. Furthermore, it is anticipated that the Mahomet's share of growth will decrease. Between 2000 and 2010, 90% of new residents in ZIP Code 61853 located in Mahomet. Between 2010 and 2019, it is anticipated that 70% of new residents will locate in Mahomet village limits. The growth in the population of the area surrounding Mahomet has significant implications for the Village's ability to provide services and infrastructure. While some unincorporated areas rely on well and septic systems, residents from these areas rely heavily on roadways maintained by the Village as well as park services and public safety, provided by the Village. Sangamon Valley Public Water District also provide water and sanitary sewer services to over 5,000 residents of the 61853 area.

Population Change & Annexation

As the Village's population has grown, it has also expanded outward, annexing portions of unincorporated Champaign County. As summarized in Figure 1.2, at the time of the 2000 Census, the Village of Mahomet composed approximately 4,479 acres with an average of 1.09 people per acre. In 2010, the Village made up 5,493 acres and had approximately 1.32 people per acre. This represents a 23% increase in geographic area and a 21% increase in gross population density between the 2000 Census and 2010 Census.

In concert with significant growth of the community, the portion of the Champaign County area population that is made up of residents from the Village of Mahomet has also increased from 2.7% in 2000 to 3.6% in 2010. This proportion is likely to continue to grow as the Village grows and annexes unincorporated areas of the county.

Figure 1.1 Demographic Summary
2000, 2010 & 2014

Village of Mahomet				
	2000	2010	2014	Total Change 2010 - 2014
Population	4,877	7,258	7,702	444 (6.1%)
Households	1,654	2,595	2,788	193 (7.4%)

Zip Code 61853				
	2000	2010	2014	Total Change 2010 - 2014
Population	10,566	13,201	13,832	631 (4.8%)
Households	3,716	4,890	5,180	290 (5.9%)

Village share of ZIP Code Growth		
2000-2010	90%	Population
2010-2014	70%	Population

Source: ESRI Business Analyst; Houseal Lavigne Associates

Figure 1.2 Population Growth & Annexation
Village of Mahomet, 2000-2010

	2000	2010
Population	4,877	7,258
Households	1,654	2,595
Village Area (ac.)	4,479	5,493
Gross Population Density (per ac.)	1.09	1.32

Source: ESRI Business Analyst; Houseal Lavigne Associates

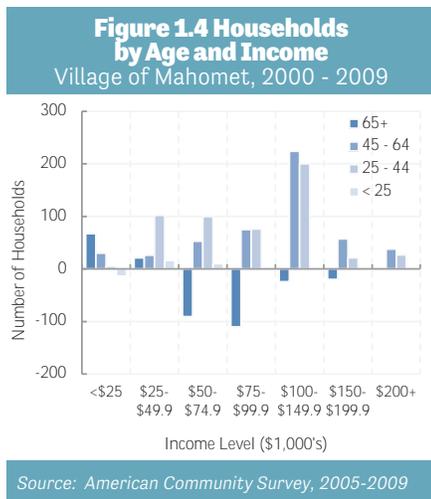
Figure 1.3 Long Term Population Growth Trends
Village of Mahomet, 1970-2010

Year	US Census Population	Change from Previous Decade(+/-)
1970	1,296	-
1980	1,986	+53%
1990	3,115	+57%
2000	4,877	+57%
2010	7,258	+49%

Source: ESRI Business Analyst; Houseal Lavigne Associates

Household Income

Growth within Mahomet has been significant, with the number of households having increased at an annual rate of 3.8% between 2000 and 2014. Growth has been concentrated among those aged 45 to 59. Patterns of change are varied among lower and middle income households, while a pattern of steady growth can be observed among upper income households. The combination of stable household income and a stable population base also points to an increase in the community's overall purchasing power.



Age by Income

Figure 1.4 illustrates the changes in the number of households according to the age of the head of household and household income. Changes that occurred between 2009 and 2014 (the most recent year for which data regarding household income is available) are shown as they pertain to each respective household age cohort in the community.

For example, the dark blue columns indicate change within the Mahomet householder population over the age of 64. A bar for this age group is shown in each income bracket. A dark blue bar located above the zero line of the graph indicates growth, while a dark blue bar below the zero line indicates decline in this particular age cohort.

Overall, Mahomet has experienced a moderate growth among both lower and middle income households, and significant growth among upper income households. Those aged 25 to 44 in combination with those aged 45 to 64 exhibit similar patterns of growth and account for all increases among upper income households.

A large upswing has occurred in the number of upper income households within the village. While a portion of this outcome may be attributed to growth in income among previously established households, it is likely that much of this change can be attributed to the addition of new households to Mahomet and its recently annexed areas.

Market Implications

The Village of Mahomet's total population has grown significantly over the last several decades and demographic shifts have taken place within the community.

Moderate growth among lower and middle income households have been bolstered by more significant growth among the village's upper income groups. These income shifts have coincided with an increase among middle aged populations and a slight decrease among the village's older population. The combined result is a slightly older population with increasing household incomes. It is estimated that the average household income within Mahomet has increased by an average annual rate of nearly 3%, while the median age has increased by nearly 3 years.

As a result of steady growth in population and household income, data indicate that the spending power of the Mahomet area has also increased. When the average household income (adjusted for inflation) is multiplied by the number of households, it is estimated that total household income in Mahomet grew by \$43.7 million between 2000 and 2010 (the most recent year for which reliable household income is available), representing an increase of 31% over a decade. While a portion of this is due to the Village's outward expansion, per household spending power has also increased. While some commercial development has occurred over the last decade, significant growth in Mahomet-area spending power indicates that there may be opportunity for additional retail and commercial service uses within the Village.

Labor Force & Employment

Total Employment

Historic employment estimates for 2002 through 2011 indicate that the number of jobs offered by Mahomet employers has fluctuated over the last decade. The Village hasn't experienced any consecutive years of job gains in the recent past and lost 488 primary jobs between 2002 and 2011.

The most significant employment decline occurred in 2005 when more than one-quarter of all primary jobs in Mahomet were lost. A comparison of data from 2004 and 2011 shows that the majority of recent employment loss within Mahomet has been concentrated in the Transportation & Warehousing. The number of local jobs in this set of industries decreased by nearly 95%, for a loss of 769 jobs over a five year period.

A significant component of this job loss can be attributed to the closing of Roberson Trucking. Due to how data is collected, in addition to the office employees located at what is now the Farm Credit Services building, all truckers working for the company showed up as workers in Mahomet. This means that Mahomet's employment totals were somewhat inflated while Roberson was in operation and that job loss within the Village was not as extreme as data may indicate.

Job losses were offset by growth among the Health Care & Social Assistance, Accommodation and Food Service, and Retail Trade sectors which combined to grow by 140%, adding 532 jobs in Mahomet.

Figure 1.5 Total Employment by Industry
Village of Mahomet, 2002-2011

Industry (NAICS Code)	Employees		Change	
	2002	2011	Number	Percent
Educational Services	341	367	26	8%
Accommodation and Food Services	90	346	256	284%
Retail Trade	194	288	94	48%
Health Care and Social Assistance	97	279	182	188%
Wholesale Trade	28	97	69	246%
Construction	97	81	-16	-16%
Professional, Scientific, and Technical Services	50	41	-9	-18%
Finance and Insurance*	36	40	4	11%
Public Administration	89	37	-52	-58%
Administration & Support, Waste Management and Remediation	30	33	3	10%
Other Services (excluding Public Administration)	31	33	2	6%
Mining, Quarrying, and Oil and Gas Extraction	27	25	-2	-7%
Real Estate and Rental and Leasing	35	18	-17	-49%
Arts, Entertainment, and Recreation	3	18	15	500%
Information	22	16	-6	-27%
Transportation and Warehousing	1,049	8	-1,041	-99%
Utilities	3	7	4	133%
Manufacturing	6	6	0	0%
	2,228	1,740	-488	100.0%

Source: ESRI Business Analyst; Houseal Lavigne Associates

* This data does not reflect new employment provided by Farm Credit Services which employs approximately 70.

Labor Inflow/Outflow Analysis

The Figure 1.6 illustrates the volume of labor inflow and outflow for the Village of Mahomet.

- **Light Blue.** Workers employed in Mahomet, but living outside the Village.
- **Blue.** Workers employed outside of Mahomet, but living in the Village.
- **Dark Blue.** Workers that live and work in the Village of Mahomet.

The labor flow data discussed here is from 2011 which is the most recent year for which data is available. The community's labor shed is dispersed throughout the greater Champaign area, with nearly half of all workers living within 10 miles of Mahomet. In 2011, nearly 80% of the community's estimated 1,740 primary jobs were performed by workers who live outside of Mahomet.

Only 359 individuals both live and work within Mahomet, with 88% of local workers travelling to jobs outside of the village.

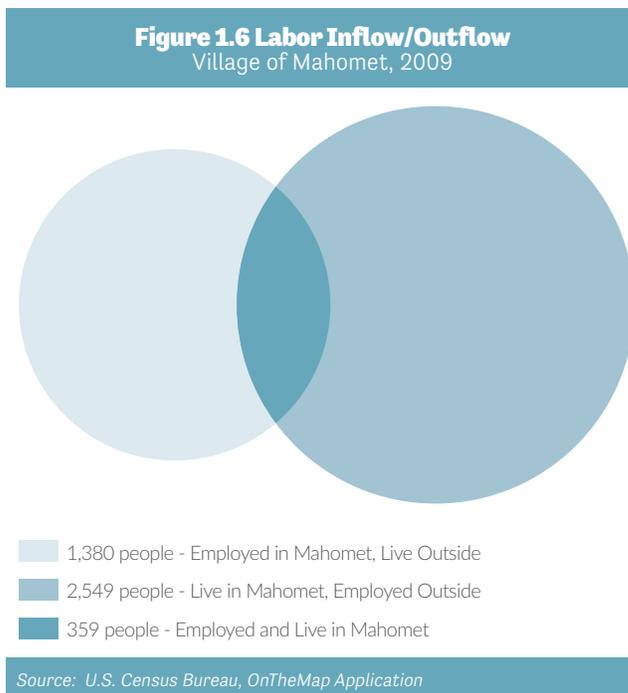
Data indicate that on a given weekday, the number of workers entering Mahomet (1,381) is approximately half than the number of workers commuting outside of the village (2,549). Mahomet's workers are travelling from throughout the surrounding region with no single community home to more than 10% of local workers. Approximately 51% of people employed in Mahomet are travelling less than 10 miles and another 20% of all workers are commuting between 10 and 24 miles. A similar proportion (83%) of Mahomet residents is commuting less than 24 miles to their places of work.

Market Implications

Mahomet is an established community with a local economy that lost nearly one-quarter of all primary jobs between 2002 and 2011. This job loss in combination with an expanding population has resulted in a shift from a somewhat autonomous local economy to that of a "bedroom" community where households outnumber jobs and the outflow of commuters is nearly double that of incoming workers.

Although local employment has decreased in recent years, projections for the region indicate there is potential for the Mahomet economy to regain lost jobs and expand in the coming years. Moving forward, the Village of Mahomet should continue to focus on balanced economic growth and work to attract and retain employers across a range of industries. While the Village is currently in a position to benefit from projected job growth in established industries, there may be opportunities to further diversify the local economy.

The region's most significant and growing industries include Health Care and Social Assistance, Accommodations and Food Services, and Professional, Scientific and Technical Services. The community should continue to support its office and industrial employers and promote the development of areas to accommodate additional non-retail employment.



Existing Land Use

The following highlights the existing land uses within the Village of Mahomet and its 1.5-mile planning jurisdiction.

Residential

Residential development occupies nearly half of all parcels in the Village and the over-all planning area. These parcels include the established Middletown area of the Village, as well as newer subdivisions woven around natural open spaces and commercial nodes. The Village's larger proportion of residential development reflects Mahomet's transformation from a rural, semi-autonomous town to a "bedroom" community of Champaign-Urbana with 88% of local workforce travelling to jobs outside of the Village.

It should be noted that, in several recent subdivisions, there are many lots that are platted, but have yet to be developed. These areas are shown as 'residential' within the existing land use map, because they have specific development entitlements and will develop predictably over time.

Single Family Residential

Of the residential parcels in the Village, the great majority are single family. The largest contiguous area of single family residential homes is located to the west of IL Route 47 and north of US Route 150 in the Middletown area.

Rural Residential

Much of the residential development located in the unincorporated portions of the Village's planning area comprises larger lot, single family homes. Rural residential areas are typically adjacent to agricultural fields or natural areas.

Two-family Residential

A portion of Mahomet's housing stock is made up two-family residences, referred to as zero-lot line development and or duplex units. Two-family residences are scattered throughout the central and eastern portions of Mahomet and are typically clustered in groups with multiple structures.

Multi-family Residential

Multi-family development consists of any structures with three or more units and is limited within the Village and the larger planning area. Multi-family can be owner- or renter-occupied. The most significant multi-family housing development is the Wood River Terrace complex near the Eastwood Shopping Center, Hillcrest Apartments at the west end of Middletown area, and Lake of the Woods Apartments on South Prairie View Road outside the Village boundary.

Mobile Home Park

The only mobile home park within the Village or its planning area is an approximately 145-acre community located along the eastern boundary of the Village in unincorporated Champaign County

Commercial

Commercial development represents a relatively small percentage of the parcels (2.6%) and area (3.1%) in Mahomet. While commercial uses are scattered throughout the Village and its planning area, areas of concentrated commercial development consist of downtown Mahomet, retailers along IL Route 47 near the I-74 interchange, and commercial development along the eastern portion of the US Route 150 corridor.

Downtown

The downtown is characterized by pedestrian friendly, traditional mixed-use development. Outside of the downtown, commercial development is concentrated along the IL Route 47 and US Route 150 corridors and other areas near the Village's two I-74 interchanges. Corridor commercial areas are characterized by auto-oriented development that caters to nearby residents as well as motorists passing through the Village.

Industrial & Service

Industrial uses include manufacturing, large vehicle sales and servicing, and significant public utilities or infrastructure. Within the Village, most of these uses are concentrated along the Norfolk Southern rail corridor.

Parks & Open Space

About 12% of the land area in the Village is utilized as open space or public parkland. These areas include land owned by the Village and school district, as well as areas of open space utilized for stormwater management. The Lake of the Woods Forest Preserve and River Bend Forest Preserve flank the central portion of the Village to the north and southwest along the Sangamon River corridor, but are located in unincorporated Champaign County.

Agriculture & Undeveloped Land

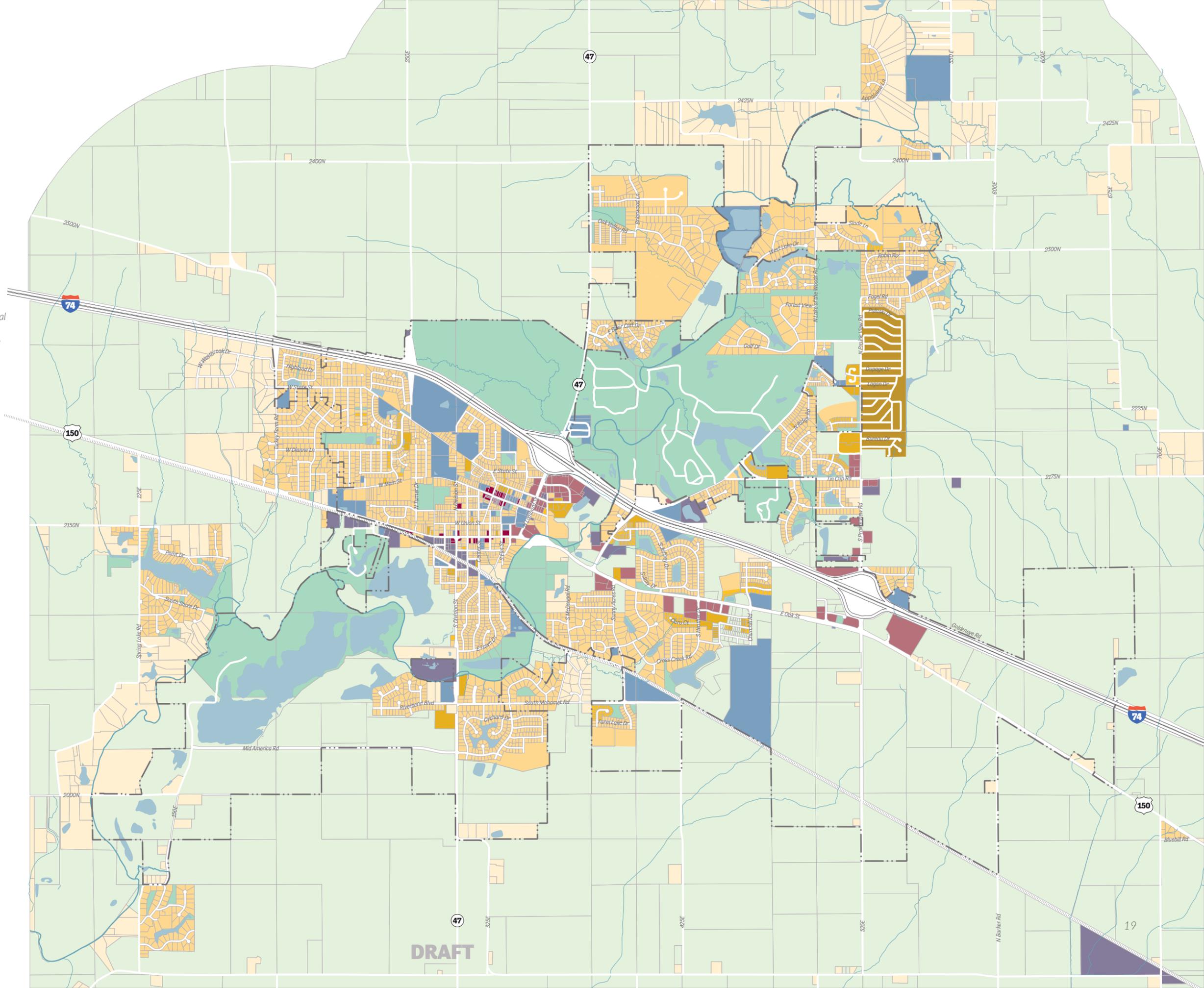
Over half of the area of the Village is currently used for agriculture or otherwise undeveloped. The eastern edge of the village includes several hundred acres of agricultural land. Outside the Village boundary, over 80% of the 1.5-mile planning area is composed of agricultural uses. Undeveloped areas include parcels with significant topography or natural features, areas formerly mined or used for industry, and lots platted for residential or commercial uses, but not yet developed. There is little scattered parcel vacancy within the developed areas.

Existing Land Use

Residential development occupies nearly half of all parcels in the Village and the overall planning area. These parcels include the established Middletown area of the Village, as well as newer subdivisions woven around natural open spaces. Mahomet's residents are served by a mix of retailers in downtown Mahomet, and along the IL Route 47 and US Route 150 corridors. Agricultural areas and undeveloped properties also provide room for growth within the current Village boundaries and throughout the planning area.

Legend

- Rural Residential
- Single Family Residential
- Two-Family Residential
- Multi-Family Residential
- Mobile Home
- Downtown
- Commercial
- Industrial & Service
- Institutional
- Parks & Open Space
- Agriculture/Undeveloped
- Hydrology
- Railroad
- Municipal Limits





VISION STATEMENT

Village of Mahomet Comprehensive Plan

VISION STATEMENT FOR MAHOMET

The Vision is a narrative that documents the accomplishments and achievements that have occurred within the Village of Mahomet since the adoption of the Comprehensive Plan in 2015. The Vision incorporates the main ideas and recurring themes discussed throughout community outreach efforts, including key person interviews, on-line questionnaires and community issues mapping, meetings with Village staff and officials, and the visioning workshop.

The Vision provides a foundation for the goals, objectives, policies, and recommendations contained in the new Comprehensive Plan. Written in the year 2030, the Vision tells the story of how life in Mahomet has changed for the better over the last 15 years.

In the Year 2030...

The Village of Mahomet has continued to experience growth and reinvestment over the last 15 years. While much of the community's growth has occurred in previously undeveloped areas, there has also been significant reinvestment within the Village's previously established neighborhoods and commercial areas, including a revitalized Middletown.

Mahomet's excellent school system, wide range of high quality housing and an integrated network of trails and parks make Mahomet a sought after community in which to live. The large forest preserves that flank Mahomet to the north and south have continued to function as significant assets to the community, providing recreation opportunities for local residents and drawing in thousands of visitors to the Village's shops and restaurants.

Mahomet has also emerged as an attractive community in which to work, shop, and dine. The Village has been successful in its efforts to attract new businesses to the area and an increasing number of local residents have jobs within Mahomet. The US 150 corridor has become home to a new generation of employers that have helped restore Mahomet's image as an important commercial center.

Residential

Mahomet continues to be a community where single family neighborhoods predominate, however the variety of housing options offered in the community has also expanded. High-quality senior housing, duplexes and townhomes, and multi-family developments provide housing for residents through all stages of life, from young professionals and first-time home buyers to empty nesters and seniors. The Middletown area has experienced reinvestment in the form of both renovations of older homes and new development, and elsewhere in the Village infill development of previously incomplete subdivisions has stabilized and strengthened Mahomet's residential areas.

Development into the agricultural and natural areas surrounding Mahomet has been sensitive to the existing natural environment and unincorporated county subdivisions. New residential neighborhoods have been developed in areas already served by utilities and other infrastructure, or where those services could be readily extended. Furthermore, where appropriate, conservation guidelines have been utilized to preserve and incorporate valued environmental features into neighborhoods. Mahomet's neighborhoods are well connected to one another and nearby commercial areas by a Village-wide network of sidewalks and multi-use paths. Street lighting introduced improves pedestrian safety while reducing light pollution and preserving views of the starry night sky.

Downtown

New entertainment venues, dining options, and specialty shops have helped Downtown Mahomet become a unique destination within the community and the surrounding region. Downtown businesses are complemented by nearby retailers and service providers along the IL 47 corridor. Marketing efforts with the Champaign County Forest Preserve have helped downtown businesses attract forest preserve visitors. Regular events like the Farmers Market and special events like the Sangamon River Music Festival have reestablished the downtown as a community focal point and central gathering place. Businesses in Downtown Mahomet have benefited from increased traffic along Main Street due to wayfinding, gateway enhancements and changes to signal placement along IL Route 47 that clearly direct visitors to the downtown.

Commercial Areas

Mahomet's business community is flourishing, with new retailers, restaurants, and service providers moving to the area to serve the Village's growing population. The I-74 interchange area at IL Route 47 continues to serve as the Village's primary commercial center and redevelopment and beautification efforts have enhanced the appearance of the area as an attractive 'front door' for the community. Downtown Mahomet is also witnessing a renaissance as a destination for boutiques, fine family dining and entertainment.

The Churchill Road and US Route 150 area has continued to increase in prominence as a hub for medical services and related office uses within the greater Mahomet-area. Further east along US Route 150, Village-led efforts to install utilities and communication infrastructure has helped attract a variety of research and development and industrial users to the corridor. Convenience retailers and a new hotel near the Prairie View Road interchange also now cater to the needs of visitors as well as large employers located along the US Route 150 corridor.

Community Facilities

Excellent public safety and Village services, a quality public library district, and a highly regarded school system provide a high quality of life and continue to attract families to Mahomet. The new Churchill Road campus has allowed Mahomet-Seymour Community Schools to expand its capacity and provide additional education and recreation facilities to the growing population located east of the Sangamon River. The Village and the school district have also worked together to re-purpose former school facilities within the Middletown area for various civic uses.

The Village's continued investment in stormwater management infrastructure and wastewater treatment facilities, combined with improved development practices, has minimized flooding issues throughout the community, particularly in the previously flood-prone areas of the Middletown area. The Village, in conjunction with the Sangamon Valley Public Water District (SVPWD), has also continued to invest in its water treatment and distribution facilities and should have ample capacity to accommodate the community's needs for generations to come. Other notable changes throughout the community include the establishment of a recycling program and an expanded fire station.

Transportation & Transit

Congestion continues to be a minor issue within Mahomet and careful planning for the school district's new facilities located along Churchill Road has minimized school-related traffic issues along local roadways. The Village has continued to secure grant funding for its efforts to install multi-use trails and bicycle and pedestrian amenities along major roadways including IL Route 47 and US Route 150. The Village has also made great strides in installing new sidewalks throughout Mahomet's older neighborhoods and creating safe pedestrian links between residences, parks and commercial areas.

Established in partnership with the Champaign County Regional Planning Commission, an intercity bus route now connects Mahomet to the Champaign-Urbana area to the east and Bloomington-Normal to the west, providing a convenient alternative to driving. Way-finding improvements and the relocation of the Franklin Street traffic signal to the Main Street intersection have also increased traffic along Main Street to the benefit of Downtown businesses.

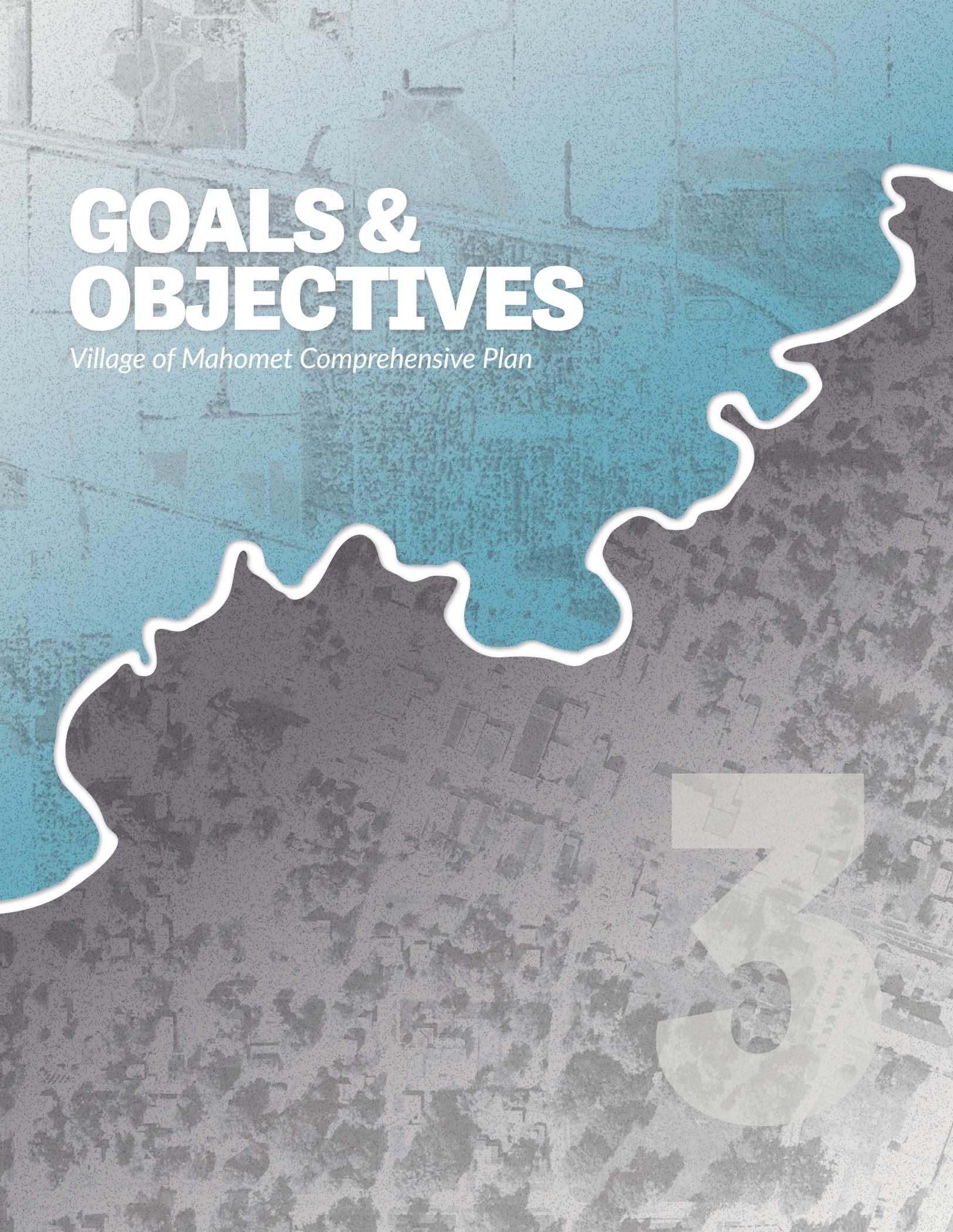
Parks, Recreation & Open Space

Mahomet-area residents enjoy safe and easy access to an extensive inventory of regional and neighborhood parks interconnected by an extensive trail network. While sidewalks and trails have been established throughout the community, the Sangamon River Trail forms the backbone of the new trail network, connecting the River Bend Forest Preserve to the Lake of the Woods Forest Preserve and all areas in between.

Mahomet's inventory of parks has been greatly expanded in recent years, with numerous neighborhood parks or green space having been incorporated within the Village's new subdivisions or located throughout Mahomet's previously underserved neighborhoods. As a result, nearly all Mahomet-area households are within a short walk of a natural public area, open space, or park.

What is more, the Mahomet Area Activity and Recreation Center (MAARC) provides residents with numerous recreation amenities such as an aquatic center and serves as a new venue for organized sports and community events. The Village also continues to work with the County, and various groups to protect the Sangamon River and the Mahomet Aquifer. Area residents also frequently enjoy canoeing and kayaking along the Sangamon River thanks to new facilities installed along the river bank.

Long term funding sources have been secured to ensure that parks and recreation facilities are paid for by the residents who use them. Long term agreements with the school district and other property owners have also ensured that facilities provided by other entities are well maintained and will continue to support the recreation needs of Mahomet for years to come.

An aerial photograph of a town, likely Mahomet, Illinois, is the background. A teal-colored overlay covers the upper portion of the image. A white, irregular outline separates the teal area from the rest of the town. The text 'GOALS & OBJECTIVES' is printed in large, bold, white, sans-serif capital letters in the upper left. Below it, the subtitle 'Village of Mahomet Comprehensive Plan' is written in a smaller, white, italicized sans-serif font. In the bottom right corner, a large, semi-transparent number '3' is visible.

GOALS & OBJECTIVES

Village of Mahomet Comprehensive Plan

3

GOALS & OBJECTIVES

The future described in the Vision Statement can only be achieved through the implementation of specific guidelines and recommendations within the Comprehensive Plan. The goals and objectives contained in this section bridge the gap between vision and policy and form the basis for future action.

Each planning goal and corresponding objective has a unique purpose within the Comprehensive Plan. Goals describe desired outcomes toward which planning efforts should aspire to achieve. Objectives describe the specific actions that need to be undertaken to advance larger planning goals. Objectives provide more precise and measurable guidelines for planning efforts and future policy and action.

Goals and objectives express many ideas and concepts that cannot be shown on maps or depicted in other sections of the plan. Together with the Vision Statement, the goals and objectives paint a picture of what the community desires to accomplish with its Comprehensive Plan and other development tools and ordinances.



Residential Development

Goal:

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

Objectives:

1. Encourage development of a range of housing products of different types and tenures, in accordance with the Land Use Plan.
2. Revise land use and development regulations to accommodate a variety of lot sizes, unit sizes, and types.
3. Promote the development of senior housing to expand housing options and encourage Mahomet residents to age in place.
4. Promote infill development, redevelopment, and the completion of previously platted subdivisions over new greenfield development and outward expansion.
5. Promote and enable through zoning and subdivision regulations context-sensitive infill development that reflects the scale and character of surrounding neighborhoods.
6. Ensure that all neighborhoods have safe and convenient pedestrian and bicycle access to local commercial areas, parks, and community facilities.
7. Preserve existing housing through consistent, active code enforcement and preventative maintenance programs.
8. Protect residential areas from encroachment by incompatible land uses and the adverse impacts of adjacent non-residential activities through implementation of the Land Use Plan and the strict enforcement of buffering, landscaping, screening, and lighting requirements of adjacent non-residential properties.
9. Ensure that the extension or expansion of basic services and infrastructure are incorporated and fully paid for by new development.
10. Consider annexation where it is fiscally responsible and mutually beneficial and supported by the Village and impacted unincorporated areas.
11. Consider the establishment of design guidelines and standards for residential redevelopment to enhance the quality of housing stock.
12. Establish a fund or financial mechanism to assist with stormwater management improvements in the Middletown area.

Commercial Areas

Goal:

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

Objectives:

1. Consider the use of various economic development tools such as property and sales tax rebates, tax increment financing, special service areas, and business development districts to facilitate desired commercial development in Downtown Mahomet and along the IL Route 47 and US Route 150 corridors.
2. Review and revise the development process to accommodate renovations and redevelopment through an expedited and flexible yet thorough permitting process.
3. Require landscaping within commercial areas including enhancements to parking lots and the use of attractive screening for service areas and incompatible uses.
4. Ensure that all commercial development is effectively screened and buffered from adjacent residential neighborhoods.
5. Support the Mahomet Community Economic Development Commission (MCEDC) in its mission to advance the Mahomet community business environment and economic prosperity.
6. Establish a joint marketing campaign between the Champaign County Forest Preserve District and Mahomet-area businesses.
7. Make improvements to vehicular and pedestrian connectivity between commercial areas and residential neighborhoods and encourage the development of commercial nodes at key intersections to enhance local access to goods and services.
8. Conduct a hotel demand analysis to explore the demand and potential for hotels and other lodging near the IL Route 47 and Prairie View Road interchanges.
9. Renovate or redevelop aging commercial properties along the IL Route 47 corridor near the I-74 interchange, recognizing the importance of this area as a gateway to Mahomet.
10. Install gateway features at key points of entry to the community including wayfinding, landscaping, and hardscape features that communicate a unique Mahomet image and identity to visitors.
11. In partnership with the City of Champaign and Champaign County, continue to implement the US Route 150 Corridor Plan and encourage the location of research and development users and industrial development within the East Mahomet TIF district and along the eastern US Route 150 corridor.
12. Update the Village's Economic Development Strategy and continue efforts lead by the Mahomet Community Economic Development Commission to implement strategies to attract industry, commercial/services, and recreation related uses to the Village.
13. Update the sign ordinance to enhance the appearance of the Village's commercial districts.





Downtown

Goal:

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

Objectives:

1. Continue to enhance Downtown Mahomet as a unique shopping and dining destination while respecting the traditional scale and character of the downtown and the surrounding Middletown area.
2. Establish land use and development controls that encourage higher density, mixed-use development within the downtown.
3. Enhance wayfinding treatments to better direct visitors to Downtown Mahomet and install gateways to announce entry into the unique district.
4. Continue to support and promote special community events and festivals within Downtown Mahomet, such as the Sangamon River Music Festival, while promoting the establishment of regular events such as a weekly farmers market or concerts.
5. Encourage the enhancement of the parking area adjacent to the community center with attractive landscaping and pedestrian amenities to serve as a formal pedestrian plaza during special events.
6. Maintain and expand the streetwall where possible along the Main Street corridor and adjacent portions of side streets to help increase a sense of activity and pedestrian scale within the downtown.
7. Establish a site improvement fund to assist in improvements to aging commercial properties that the community desires to preserve.
8. Revise development regulations and consider economic development incentives to facilitate targeted parcel assembly and redevelopment.
9. Promote the comprehensive redevelopment of significant properties within Downtown Mahomet and nearby IL Route 47 corridor and assist with property assembly where necessary and appropriate.
10. Encourage a development pattern that maximizes building frontage along IL Route 47 while minimizing curb cuts.
11. Using the Comprehensive Plan as a foundation, create a detailed plan that establishes a unified vision for the IL Route 47 and I-74 area.
12. Establish a wayfinding program to direct pedestrians and vehicles to retail areas, public parking, nearby parks, the community center, post office and other community assets within Downtown Mahomet.
13. Encourage development that reflects the historic character of Downtown Mahomet and the surrounding Middletown area.

Community Facilities

Goal:

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

Objectives:

1. Work with other public agencies, including the Sangamon Valley Public Water District (SVPWD), the Cornbelt Fire Protection District (CFPD), Mahomet-Seymour Community Schools (MSCS), Champaign County, and neighboring municipalities to maintain adequate facilities and services, and consider service agreements that provide efficiencies and higher levels of service.
2. Maintain adequate sites for Village facilities; constructing, renovating, and relocating facilities when necessary and appropriate.
3. Continue to monitor the need for expansion of Village services, such as water distribution and wastewater treatment.
4. Coordinate plans for annexation and development with community service providers to ensure adequate levels of service.
5. Utilize sustainable development practices in the construction or renovation of Village facilities and consider pursuing LEED certification for those facilities.
6. Promote the use of Best Management Practices (BMPs) and Low Impact Development (LID) to help protect and restore water quality and reduce the quantity of stormwater run-off throughout the Village.
7. Work with the MSCS to ensure proper buffering surrounding school facilities and to provide appropriate parking, ingress and egress, and safe and adequate access to all school sites.
8. In partnership with the MSCS, evaluate potential reuse or redevelopment of facilities that may be relocated to the proposed Churchill Road campus or elsewhere within the school district.
9. Increase efforts to identify alternative sources of financing, such as grants or loans, to fund a wide range of public projects including, but not limited to, Village facilities, parks and recreation enhancements, transportation improvements, economic development related projects, and social services.
10. Maintain communication with the Cornbelt Fire Protection District about future renovation or expansion to the existing fire station or the addition of a new fire station location elsewhere within the fire protection district.
11. Work with the Champaign County Sheriff to refine service area definitions of the Mahomet Police Department and emergency response call procedures.
12. Work with public, quasi-public, and private entities to expand the fiberoptic cable network and related high-speed internet services within the Village and prioritizing commercially developed and undeveloped lands.





Parks & Recreation

Goal:

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

Objectives:

1. Evaluate alternative funding mechanisms, such as the establishment of a park district, to fund enhancement and improvements to the parks and recreation amenities used by Village residents and surrounding unincorporated portions of Champaign County.
2. Establish formal agreements with independent third-parties (e.g. Mahomet-Seymour School District) that currently provide recreation facilities for use by the Mahomet Parks and Recreation Department.
3. Partner with the Champaign County Forest Preserve to better align and market existing passive and active recreation amenities.
4. Expand recreation facilities in a location that is easily accessible by Mahomet's residential areas and allows adjacent commercial areas to benefit from traffic to the center.
5. Continue to plan and budget for the maintenance, enhancement, and expansion of existing parks, recreation facilities, and programming.
6. As residential growth occurs, require new neighborhoods to set-aside land for parkland and/or open space owned and maintained by neighborhood homeowners associations.
7. Improve connections between parks, the residential neighborhoods they serve, and natural areas through continued expansion and maintenance of the local network of multi-use trails and sidewalks.
8. Create a continuous trail along the Sangamon River, linking to the River Bend Forest Preserve, Sangamon River Greenway, Barber Park, and Lake of the Woods Forest Preserve.
9. Discourage the premature conversion of productive farmland and open space and focus on infill and redevelopment opportunities within areas already served by existing infrastructure.
10. Encourage development that respects natural features, such as waterways and wooded areas, and integrates these assets as green corridors within and between developed areas.

Transportation & Mobility

Goal:

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

Objectives:

1. Consider adopting a “complete streets” policy to roadway design that accommodates a range of users including vehicular traffic, bicycles, pedestrians, and transit.
2. Continue to establish pedestrian and bike connections across major physical barriers such as I-74, the Sangamon River, the Norfolk Southern Railroad, IL Route 47, and US Route 150.
3. Work with local residents and the Mahomet-Seymour School District to identify and enhance preferred routes to schools and ensure necessary infrastructure is in place, including sidewalks, crosswalks and traffic controls.
4. Modify subdivision regulations to ensure that new roadway design and open space dedications integrate sidewalks, trails, and street lighting.
5. Modify subdivision regulations to minimize cul-de-sacs in residential areas.
6. Promote new development that utilizes small blocks in a regular pattern and, where appropriate in existing development, incorporates pathways within large, circuitous block segments
7. Identify critical “gaps” in the sidewalk system and establish a program to construct new sidewalks in established areas of the Village where the sidewalk network is incomplete.
8. For difficult pedestrian and trail crossings along major roadways, consider crosswalk enhancements such as textured or otherwise differentiated surfaces, pedestrian refuges with low landscaping, lighting, signalization and other methods to better alert drivers to the presence of pedestrians.
9. To better direct traffic through Downtown Mahomet, work with IDOT to implement the Village’s Transportation Master Plan.
10. Work with the Champaign County Regional Planning Commission (CCRPC) to coordinate future improvements with regional transportation goals and objectives, ensuring that Village actions fit within the context of the Champaign-Urbana Urbanized Area Transportation Study (CUUATS) plans.
11. Work with Mahomet-Seymour Community Schools to plan for and coordinate transportation facilities and connections to existing and future school facilities.
12. Building off of the recommendations of the Comprehensive Plan, continue to incorporate Champaign County Greenways and Trails Plan recommendations into local planning initiatives.
13. Support the creation of an intercity bus system that serves Mahomet and provides a transit connection between the Village and the Champaign-Urbana and Bloomington-Normal areas.
14. Establish a community wide wayfinding program.





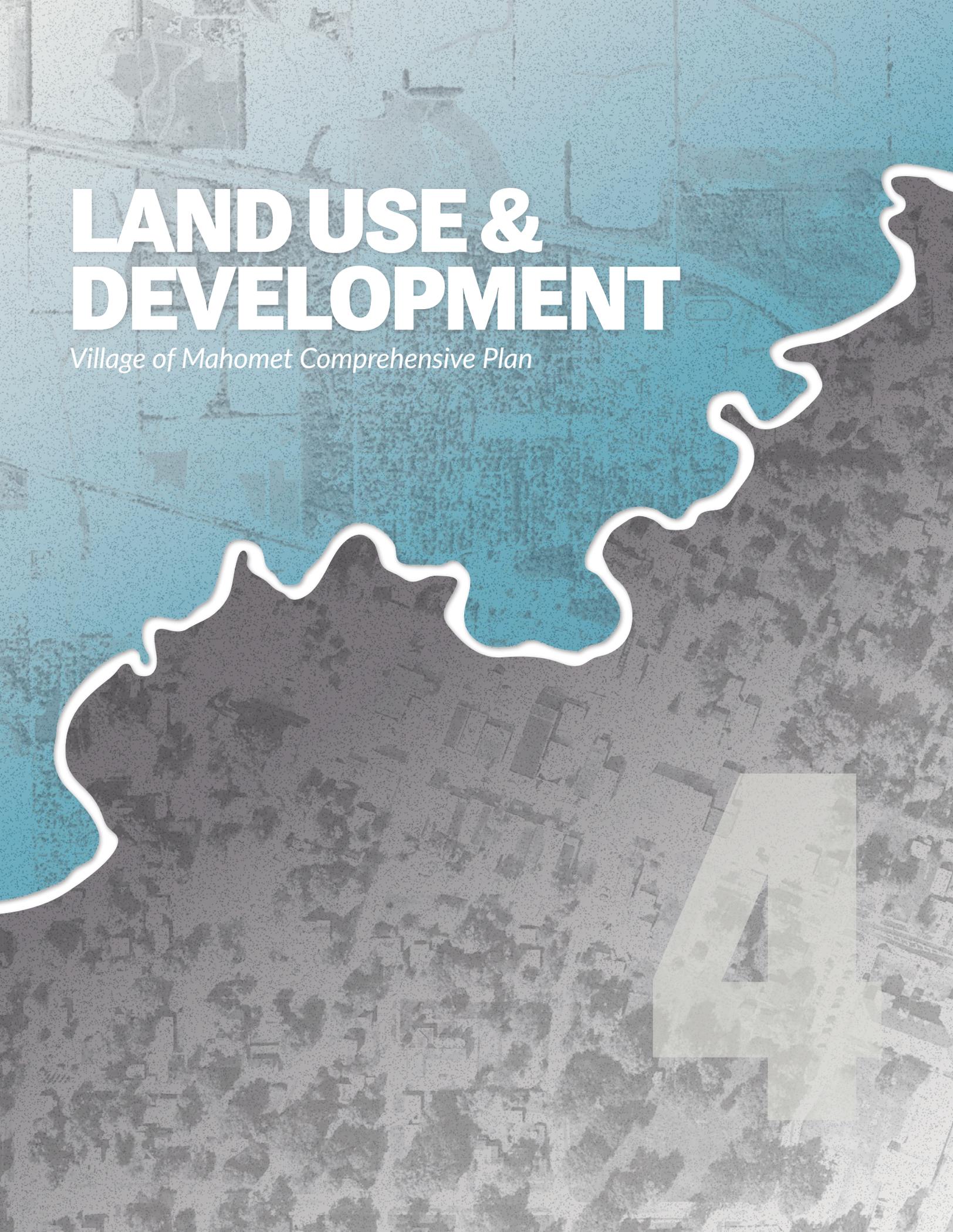
Intergovernmental Cooperation

Goal:

Partner with a range of governments, groups, and agencies to help implement the recommendations of the Comprehensive Plan.

Objectives:

1. Communicate with the City of Champaign on a regular basis regarding planning initiatives for outlying areas to the east of Mahomet, particularly regarding a potential interchange along I-74.
2. Partner with Champaign County and nearby communities to solve mutual problems and address issues such as traffic and water resources management that transcend municipal boundaries.
3. Work with nearby communities, agencies, and universities to seek grants, loans, and other sources of funding for projects that address intergovernmental issues.
4. Partner with the University of Illinois to use Mahomet as a case study for curricula and research related to planning and development, environment, infrastructure, transportation, education, etc.
5. Continue to encourage communication and collaboration among service providers, including the Sangamon Valley Public Water District, to provide the most efficient and cost effective services possible.
6. Maintain a positive channel of communication with agencies such as the CCRPC, Illinois Department of Transportation (IDOT), and others for better coordination regarding projects on their properties or within their jurisdiction.
7. Review new development proposals with all affected public agencies and departments such as the Cornbelt Fire Protection District, Mahomet-Seymour Community Schools, the City of Champaign, Sangamon Valley Public Water District, Mahomet Township, and Champaign County Forest Preserve District.
8. Work with the Mahomet Area Chamber of Commerce, Mahomet Community Economic Development Commission, the Champaign County Economic Development Corporation, and other economic development organizations to promote the Village of Mahomet, retain existing businesses, and attract new businesses.



LAND USE & DEVELOPMENT

Village of Mahomet Comprehensive Plan



LAND USE & DEVELOPMENT

The Land Use and Development Plan establishes a framework for future planning decisions that builds upon the desired characteristics of the Village's established residential neighborhoods and commercial areas. The Plan establishes land use designations for all areas of the Village and its planning jurisdiction and identifies strategies for addressing issues and maximizing the positive impact of each development type.

A General Guide

It is emphasized that the Land Use and Development Plan is a general guide for growth and development for the Village as a foundation for future decision-making; it is not a site specific development plan. While the Land Use and Development Plan provides specific guidance on land use decisions, it is also flexible enough to allow for individual negotiations and the consideration of creative approaches to land development that are consistent with the policies and guidelines included in the Comprehensive Plan.

Introduction

Building on Mahomet's existing patterns of development, the goal of the Land Use and Development Plan is to enhance the Village's existing residential neighborhoods and commercial areas while strengthening Mahomet's image within the region and continuing to attract new families and businesses to the community. Furthermore, the Plan strives to foster a compatible land use and development pattern that promotes reinvestment in Downtown Mahomet.

Policies focus on infill and redevelopment opportunities, appropriately expanding industrial areas, protecting established residential neighborhoods, and discouraging the premature conversion of agricultural land and valued natural areas. Plan recommendations seek to balance pressures for growth with the need for responsible and efficient use of Village resources.

The Land Use and Development Plan provides polices and identifies appropriate land uses for the future development of the Village of Mahomet and its growth areas. The Land Use and Development Plan is based on sound community planning principles, as well as several factors and influences, including the Vision, Goals and Objectives identified for the Mahomet community; demographic and employment analysis; and an assessment of existing conditions. The Plan provides a general assessment of land use potential and recommendations for the types of land uses that will best meet the needs of the community over the long-term.



Land Use Planning Framework

The Village of Mahomet is bisected by the Sangamon River, large areas of forest preserve, a railroad, an interstate, and two highways. These elements have segmented the Village into several distinct areas, each characterized by a unique mix of land uses.

These distinct areas of the Village are well-established and serve as a framework of existing conditions and influences that have a direct bearing on the development of short-term and long-term planning recommendations. The framework concept provides guidance for future planning and development in the Village by recognizing the desirable elements of Mahomet's existing character areas and using those elements as seeds for future growth.

Functional Framework Areas

The functional framework utilizes Mahomet's distinct character areas to organize the Village into functional geographic areas that will help to focus planning efforts and emphasize different land use and development priorities. The functional framework provides the overall framework for planning, development, and improvement in all areas of the Village as well as a means of understanding the local impact of Village-wide issues. The functional framework will aid Village officials and residents in maintaining a better focus and understanding of the underlying planning concepts that are explored in greater detail in subsequent sections of the Plan.

Seven distinct functional framework areas have been identified within Mahomet, comprising the Village and its planning jurisdiction. These areas may contain a variety of different land uses, but each area has a distinct and primary focus. The seven framework areas include:

- Commercial Core
- Middletown
- North & South IL 47 Gateways
- East Village
- Northeast Mahomet
- East US 150 Gateway
- Rural Growth Area
- West Mahomet
- Southwest Mahomet

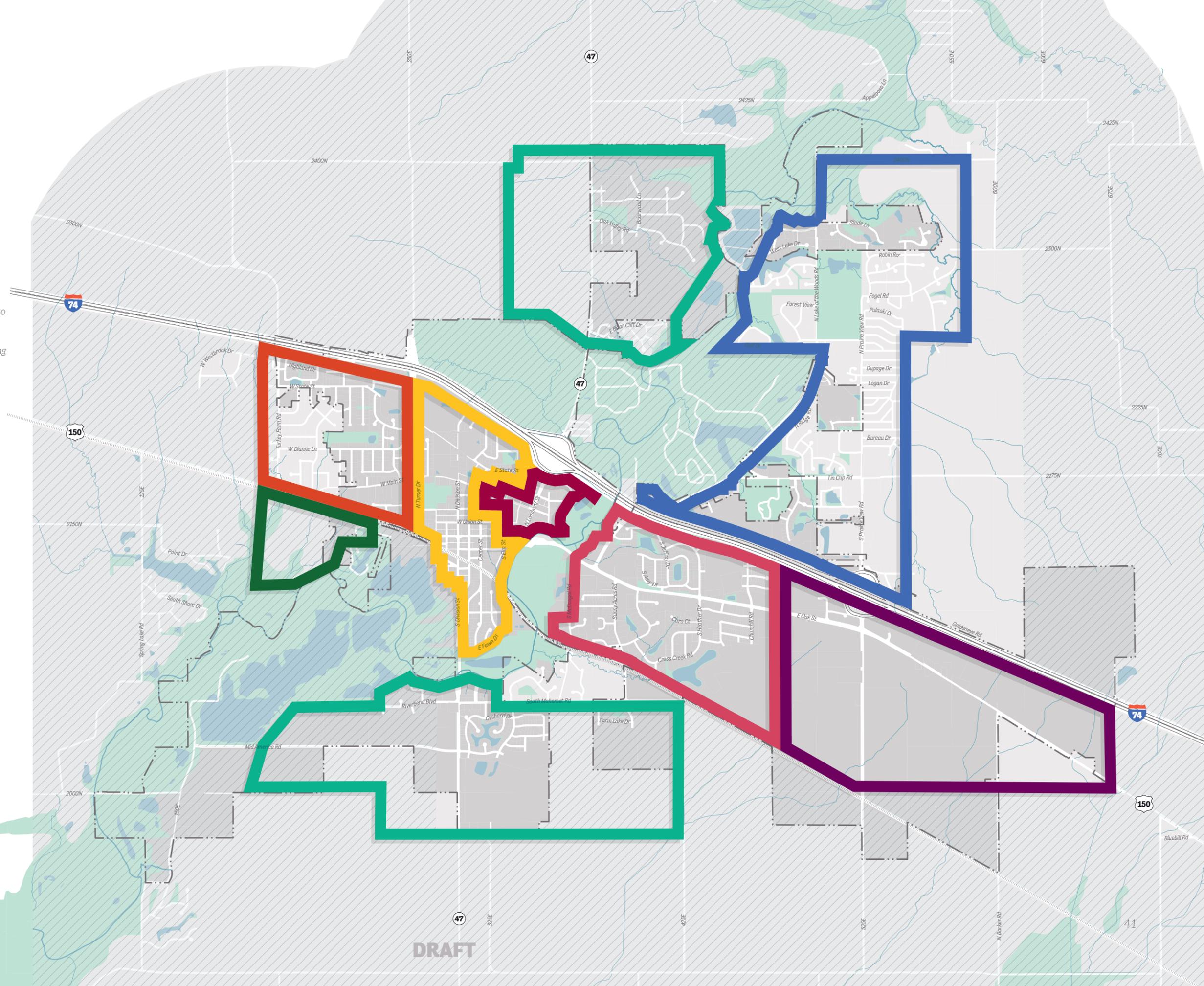
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These distinct areas of the Village are well-established and serve to inform planning recommendations. The framework concept provides guidance for future planning and development in the Village by recognizing the desirable elements of Mahomet's existing character areas and using those elements as seeds for future growth.

Legend

- Commercial Core
- Middletown
- West Mahomet
- Southwest Mahomet
- North & South IL 47 Gateways
- Hydrology/Floodzones
- Railroad
- Municipal Limits
- East Village
- Northeast Mahomet
- East US 150 Gateway
- Rural Growth Area



Commercial Core

The Commercial Core consists of the traditional compact development along the Main Street corridor as well as the auto-oriented commercial development along IL Route 47 near Franklin Street and Eastwood Drive. The Main Street area functions as the symbolic heart of the downtown and is Mahomet's only pedestrian-oriented shopping area with a mix of small office, retail, restaurant, and civic uses in buildings located at or near the sidewalk. The nearby IL Route 47 corridor complements Main Street with larger retailers, including the Village's only grocery store, convenience retailers and service providers, and attached single family and multi-family housing.

Desired Character

New development within the Commercial Core should be respectful of the existing and desired character of the area and consist of one- and two-story structures of traditional architecture with quality materials, preferably brick and stone. While the Main Street and IL Route 47 areas should retain their respective complementary roles as pedestrian- and auto-oriented commercial areas, amenities such as sidewalks, pedestrian-scaled lighting, benches and planters should be provided to foster an environment that is safe and inviting to pedestrians. Civic uses should also be encouraged to locate within the Downtown, helping to create a sense of activity throughout the day.



Traditional Streetwall

The "streetwall" is well-established along Main Street, where the buildings are located at the sidewalk. In areas where the streetwall is absent, such as along parking lots fronting a roadway, it is important that decorative fencing, low masonry walls, or appropriate landscaping be provided to maintain the traditional streetwall character of the Downtown. In addition to enhancements to existing development, as redevelopment occurs in areas along IL Route 47, projects should be encouraged to have rear- or side-loading parking areas with entrances at the front of the property line. Unsightly storage and unscreened parking should not front along Main Street, IL Route 47, or other downtown roadways. Such uses should be located at the rear of buildings along alleys wherever possible.

Strategic Improvements

IL Route 47 connects the Eastwood Drive area to Main Street and it is important that this area continue to serve as an economic development opportunity for the Village by providing retail and commercial service uses in an auto-oriented environment. However, a few strategic improvements could significantly enhance the success, character,

and accessibility of the area. Under utilized properties should be redeveloped to better leverage IL Route 47 frontage and enhance visibility to adjacent uses. Large setbacks that create a sense of inactivity should be eliminated, the number of curb cuts should be minimized and consolidated to the extent possible, and signage should be better organized and presented. Moving forward, the Village should continue to identify and accommodate a wide range of commercial uses for this area that are not well-suited for locations along the Main Street corridor.

Residential Uses in Transition

The US 150 corridor, between Jefferson Street and Division Street, comprises a mix of neighborhood retail and office uses and single family residential uses. Should additional commercial development be warranted within the community, this area represents a desirable location for low intensity commercial uses that are in keeping with the scale and character of the adjacent residential areas. Where feasible, the conversion of existing single family homes to office uses should continue to be encouraged within this area.



Middletown

The Middletown area that surrounds Downtown Mahomet and provides a wide range of uses that contribute to the character of the neighborhoods, including single family detached homes, attached single family and multi-family dwellings, churches, schools, and neighborhood commercial uses. Middletown represents the historic core of the community and is the largest contiguous residential area within Mahomet. Lots within the Middletown area are typically smaller than elsewhere in the Village and housing ranges in size from large single family homes to duplex condominiums and multi-family rental units. Strengthening and stabilizing the Middletown area and its neighborhoods should be a primary focus of the Comprehensive Plan.

Infill Development

As the community grows, much of Mahomet's new development is likely to occur in the agricultural areas on the outskirts of the Village. The Village should encourage new housing to take the form of infill development and the replacement of existing housing units. Doing so would help stabilize existing neighborhoods and concentrate activity within Mahomet's established core and the Middletown area.

While single lot, infill opportunities should be encouraged, where possible, development should be strategically targeted on specific blocks as opposed to scattered-site development over multiple locations. Ideally redevelopment would occur at the block level with numerous properties being redeveloped concurrently. Doing so allows for the stabilization of an entire area and increases the likelihood of attracting buyers from outside of the community.

Stormwater Management

Several portions of the Middletown area are prone to flooding due to outmoded and failing infrastructure. The potential for flooding can detract from a property's value and inhibit the potential for redevelopment within an area. The Village should continue to implement the recommendations of the Stormwater Master Plan to ensure that flooding issues are mitigated throughout the Middletown area.

Where the cost of mitigating flooding is significantly greater than removal of the affected structure the Village should consider the acquisition and demolition of properties. When concentrated in a larger contiguous area, such properties could also be utilized as open space within the more densely populated Middletown area. The Village should explore funding sources and mechanisms such as grants or a stormwater utility to finance such improvements.



Historic Preservation

The Middletown area immediately surrounding Downtown Mahomet is characterized by small lot, single family detached homes on small blocks of between 300 and 400 feet in length, the majority of which are served by alleys. While none of the homes in this area are on a historic register, several local residences and institutions have potentially significant historic features that add to the character of the community.

The Village should carry out an inventory of potentially significant historic structures within Mahomet, with particular focus on the Middletown and Downtown Mahomet. The Village could then use the inventory as it considers the creation of design guidelines for improving properties of local historic significance.

West Mahomet

Though much of the West Mahomet area (located south of I-74 and east of County Road 200 E) contains traditional single family residential development, the western portion of the West Mahomet area is unincorporated. This results in heavy use of Village facilities, such as parks facilities and roadways, by non-Village residents within the West Mahomet area.

Annexation is a potential strategy that will enable the Village to more fairly distribute the costs of services throughout the Mahomet area. The provision of municipal water and sanitary sewer services could facilitate annexation. The Village should evaluate the costs and benefits of annexing the unincorporated portions of the West Mahomet area, as well as other unincorporated pockets of development surrounding the Village (see page 51).

Southwest Mahomet

The area along the Norfolk Southern Railroad and US Route 150 E and west of IL 47 S comprises light industrial and warehousing uses, but expansion of existing uses is hampered by the lack of public utilities, inadequate streets, and existing undersized lots. However, the area to the west remains available for development and the ability to create larger industrial parcels may assist in the ROI of utility extensions to the developed area. Without more land and larger lots to accommodate industrial uses, utility extensions, street improvements including railroad crossings, and drainage improvements are likely to not generate enough revenue in property taxes to warrant the investment.

The presence of industrial zoned or planned areas in the East US 150 Gateway which are served by adequate infrastructure or can more easily developed be are likely a preferred priority. However, complementary uses to the existing uses in the Southwest Mahomet, may be possible where restrictions of the US Route 150 Corridor Plan do not apply. If an opportunity for establishing a large industrial use in Mahomet presents itself, this area should be considered but the ROI considered. Proactive extension to “make ready” is not advisable.



East Village

The East Village area consists of several residential subdivisions clustered around a small commercial node centered on Heather Drive at US 150. The area is somewhat isolated from central Mahomet by the Sangamon River and I-74, which limit connectivity to the north and west via bridges along US 150 and Lake of the Woods Road. Uses in the area include medical offices, neighborhood commercial, senior housing, single family homes, attached single family residences, the Mahomet Public Library, and a new school campus.

New School Campus

The new school campus in the East Mahomet Area is a drastic change from the time period of the previous Comprehensive Plan of 1992 and even the time period of the establishment of the TIF in 2000. The implications are significant to the transportation network, utility services, storm water management and area zoning. The District has a master facilities plan that indicates a phased approach in developing this site which could include an addition to the Middletown Prairie Facility (Grades 1 and 2) before 2019 and a Middle School facility (Grades 6-8) before 2025.

The Village needs to consider this significant change and focus on potential land use plan strategies in this TIF and Route 150 corridor area.

North & South IL 47 Gateways

The IL Route 47 corridor serves as a primary gateway into the Village of Mahomet for both northbound and southbound travelers. These areas are characterized by newer subdivisions surrounded by farmland and natural areas. While some areas are well served by municipal services, other areas lack basic infrastructure. Future development should consist primarily of residential with some neighborhood commercial uses.

Community Gateway

The IL 47 gateway areas provide visitors with their first impression of Mahomet as they approach the Village from I-72 in the south and US 136 and Gibson City in the north. These areas are not yet fully developed and it can be unclear to visitors what areas are within the Village limits. Gateway features, including wayfinding, lighting and landscaping treatments, should be installed to announce entry into the community and better define Mahomet's unique identity and sense of place.

Infill Development

Several of the subdivisions within the IL 47 gateway areas contain vacant parcels and other areas have been platted and could be readily served by infrastructure. These areas should be prioritized for residential development before development occurs in adjoining agricultural areas. The area to the north of the Buffalo Trace Prairie, on the west side of Il Route 47, is an area where the ability and cost to extend infrastructure and services should be of particular consideration when development is contemplated.

Neighborhood Commercial

Residents along the northern and southern portions of the IL Route 47 corridor are far removed from the commercial areas in Downtown Mahomet and the US Route 150 corridor. Small scale, commercial development should be encouraged near the intersections of IL Route 47 with Mid America Road and the area of County Road 2400 North to better serve local residents.

Incomplete Subdivisions

There are several incomplete subdivisions within the East Village area as well as several areas that have been platted for residential development, but have yet to be developed. The development of these areas should be prioritized before further residential development is encouraged in other, farther removed portions of the Village. Existing and future residents in the East Village area will be well served by a growing commercial node at US 150 and Heather Drive as well as community facilities within walking distance, including a library and school facilities.

As shown in the Land Use and Development Plan, housing should continue to consist of a mix of single family, two-family and senior housing.

Commercial Development

The US 150 corridor, surrounding Heather Drive and Churchill Road, should continue to develop with a mix of medical-related office uses and convenience retailers. As the community grows, the Village should encourage additional medical service providers to locate in this area to provide local healthcare options and minimize the need for Mahomet residents to travel to the Champaign-Urbana area for medical services. Commercial development within the East Village area should continue to respect the scale and character of surrounding residential neighborhoods.



Infill Opportunity

The far west edge of the East Village is underdeveloped and given the intersection of a County Highway and US Route 150, the land is primed for commercial development. However, the area is not served by sanitary sewer service. Given the potential density of commercial uses, onsite systems would remove land that could otherwise be built with leasable commercial space. The loss of development area will reduce property value and reduce opportunities for sales tax dollars. Extension of sanitary sewer services should be a priority to enable this infill development in advance of extensions to lands on the edge of Mahomet.

Additionally, the participation of the Village may be necessary to install a traffic signal and maximizing return on the investment of these improvements indicates support for reasonably dense development and numerous uses of the nearly 40 acres of development land. Rezoning to districts that allow multiple uses on a parcel or subdivision support are important to encourage efficiently dense commercial land use.



Northeast Mahomet

The Lake of the Woods Forest Preserve and the Sangamon River form the western border of this area, which consists predominantly of unincorporated portions of Champaign County. The Northeast Mahomet area is anchored by a small commercial node at the intersection of Tin Cup and Prairie View Roads extending to Interstate 74, surrounded by several single family subdivisions, apartment complexes, a manufactured housing community, and agricultural areas.

Desired Character

Development within Northeast Mahomet can be characterized as disjointed, with development density and character ranging widely and minimal connectivity being provided between neighboring subdivisions. Future development should be aesthetically and physically linked to existing neighborhoods within the Northeast Mahomet area. Additional commercial development should be encouraged along Tin Cup Road, near Prairie View Road, to provide residents in the area with improved access to local goods and services. Existing commercial uses should also be enhanced with site and parking lot landscaping. Cross access between users should also be provided to limit the need for traffic along adjoining roadways.

Manufactured Housing Transition

The Northeast Mahomet area is the location of Mahomet's only manufactured housing community. The Land Use and Development Plan does not identify any new areas for manufactured housing and, over time, existing manufactured housing areas should be replaced by single family detached and two-family residential development that better complements the character of Mahomet's other residential neighborhoods. Prior to consideration of any new manufactured housing, a housing needs assessment should be completed to determine the market viability of additional manufactured housing. Mobile homes should not be permitted outside of designated areas and individual mobile home units should not be allowed to locate in areas designated for other types of residential use.

Water and Sewer Service

Much of Northeast of Mahomet to the east of Il Route 47 and north of I-74 is served by Sangamon Valley Public Water District (SVPWD). The Illinois EPA defines the boundaries. Should the Village be unable to provide services north of I-74 in its service area at the time when services are desired for development; the Village should entertain the option of exploring amending the service area boundary to allow SVPWD to extend its services.

It is important that SVPWD continues to enhance its facilities to increase capacity and quality. Annexation or subdivision/development approval in areas served by SVPWD should not occur until the Village can assure that appropriate standards are being met thus limiting the potential for liabilities and potential for dissatisfaction of Village residents.

It is critical that the Village facilitates a close relationship with this agency given its provision of required utilities to properties in the Village Corporate Limits. SVPWD should be added into the early processes of subdivision/development approval in its service area. The Village can also benefit from SVPWD not activating water service at properties in Village Corporate Limits until such time as occupancy permits have been given for new construction. This provision in the process assures that the Village responsibilities for building permit processing is achieved. This mechanism is one that is often necessary to assure ownership and responsibility for a house is not transferred to an occupant before proving compliance with permit requirements and achievement of basic occupancy requirements.

East US 150 Gateway

The Village has established a TIF district within this area and it is envisioned that the US 150 corridor will be developed with office, research, and development, warehousing, and light industrial uses. As a means of diversifying the Village's tax base, strengthening its economic position, and creating new jobs, the further development of this area as a regional commercial, warehousing, distribution, and industrial core is vital. Agriculture is currently the predominant use with a mix of convenience retail, commercial service, and rural residential uses surrounding the Prairie View Road interchange.

Residential Uses in Transition

The few residential properties within the area will be incompatible with the more intense industrial and commercial activities that are envisioned for the east US 150 corridor. These residences should be eliminated over time, through acquisition involving willing buyers and sellers.



Transportation Enhancements

Transportation to and from the area is vital for the area's function and growth as an economic engine for Mahomet. Many improvements have already been completed in this area, and any future improvements to US 150 and connecting roadways should be enhanced in accordance with the Village's *Transportation Master Plan* to allow for higher volumes of truck traffic leading to the Prairie View Road interchange. In addition, key routes identified in **Section 6: Parks, Open Space and Environmental Features**, such as US 150, should be enhanced with trails to safely accommodate bike and pedestrian traffic. The Village should work with IDOT to install gateway treatments at Prairie View Road and US 150.

Development Character

The US 150 corridor, near the Prairie View Road interchange, is well-suited for larger scale office, light distribution and warehousing, research and development, and industrial development and other employment-related uses. Proximity to I-74 and access and visibility from both I-74 and US 150 create the potential to establish this area as a significant employment center within the Village. As this area develops, it must be maximized as an employment and revenue generating development opportunity. Uses should be developed in a campus like setting guided by an overall site development plan that ensures the coordination of building sites, traffic access and circulation, and open space amenities. Pedestrian and vehicular connections should also be provided to nearby commercial areas to promote use by the area's working population.

Community Gateway

The east US 150 corridor serves as the primary entrance to the Village for visitors travelling along US 150 from the Champaign-Urbana area or exiting I-74 at Prairie View Road. Gateway features, including signs, wayfinding and attractive landscaping, should be installed at off-ramps and key intersections to "announce" entry into Mahomet.



Rural Growth Area

There are several agricultural areas located within Mahomet's planning jurisdiction, including areas within the Village's municipal limits as well as unincorporated portions of Champaign County. These areas can accommodate Mahomet's growth over the long term, but should be developed after development potential elsewhere in the Village has been sapped. The costs of taking productive agricultural areas offline and extending infrastructure should be a primary concern when considering development in the rural growth area. While Mahomet's rural areas are spotted with farmstead homes and isolated estate residential development developments, the Village and County should partner to discourage any further large scale development in these areas.

Efficient Growth

Substantial residential development in the Village's rural growth areas should be discouraged until vacant and/or underutilized residential properties are developed within the Village's existing boundary. The development of previously annexed and serviced rural areas should be given priority over development within unincorporated Champaign County and further expansion of Village boundaries. When residential development does occur in the unincorporated growth areas, it should occur in areas immediately adjacent to existing developed areas. Preventing "leap frog" development will minimize the premature conversion of agricultural areas and reduce related costs and burdens of unnecessarily extending infrastructure in an inefficient manner.

Desired Character

Mahomet's rural growth area should be developed to include a mix of single family detached residential, estate residential, and other uses that support future residents including neighborhood commercial uses. These areas should also be planned in a manner that utilizes context sensitive design practices that incorporate and protect natural open space and environmental features where appropriate. New development within the rural growth area should also be designed to provide necessary community facilities (including parks, schools, fire stations, police stations, infrastructure, well sites, etc.).

Annexation Policy

An annexation policy is needed in order to provide existing and new development an awareness of when a property may be annexed. Though annexation by the Village does not entail the simultaneous application of other taxing bodies, it does add a tax and subjects the property to all of the Ordinances of the Village. The provisions of hunting, burning, accessory building and uses, building permits, and lot sizes and setbacks are aspects of property use that are affected by annexation. Policies that the Village has for providing services to annexed lands will need to be considered in the formation of the policy. Due to the natural and manmade impediments to vehicular travel – river, interstates, large undeveloped parcels – many parcels are “contiguous” by property line, but are functionally very far apart. Contiguity is a core concept of annexation, but one for which Mahomet’s unique topography and development patterns can be problematic. Mahomet may benefit from its own unique definition of “contiguity” in the formation of the policy.

Annexation is key to growth and the Village of Mahomet boundaries are much smaller than the population and the properties it serves. The large population areas within the Mahomet community that are not within the Village boundaries are still served by the roadways, the drainage systems, the parks and recreation facilities, and the property value benefits of good land use planning. Additionally, the functional population of the area is significantly less than the “Village of Mahomet”. Motor Fuel Tax revenue is based on population. Motor Fuel Tax monies are to be used for roadway infrastructure projects. The Village proportionally receives less per resident served than the program is intended to provide. The implications of these other sources of revenue should be recognized in any adopted policy.

The implications of population of the Village being so dramatically less than the area are felt in economic development. A general industry rule of thumb is that 12,000 to 15,000 people are a threshold for regional and national franchise retail establishments. The official population of the “Village of Mahomet” is much lower than the potential market population. (Site locators are not likely to perform internet searches on zip code or township variables which would present a more realistic picture of the market area.

Unfortunately, population is often one of the easiest data points to use in preliminary site research. In 2014, there were 7,702 people in the Village and 13,201 in ZIP Code 61853. The Mahomet area also includes populations in Champaign and in Seymour and Dewey ZIP Codes (61875 and 61840). To minimize the discrepancy, the Village should assign addresses to all areas within its corporate boundaries in coordination with the USPS and Mahomet Postmaster. The annexation of existing commercial uses and commercially developable land should be a priority to add sales tax revenues and diversify the property tax base. Additionally, the Village should prioritize annexations of residentially developed lands. Both of these elements should be made a component of the adopted policy.

Future Land Use

The Land Use and Development Plan component of the Mahomet Comprehensive Plan establishes 13 different land use designations. These designations encompass the wide range of land uses within the Village, from fully developed commercial areas and residential neighborhoods to forest preserves and farmland. While much of the Land Use and Development Plan reflects Mahomet's established development pattern, the Plan provides recommended land uses for undeveloped or underutilized areas of the Village and indicates how developed areas can be improved.

Residential Uses

Within the residential land use classification, there are five categories of uses: Single Family, Single Family Attached/Small Lot Residential, Multi-Family, and Rural Residential.

Single Family

Of the residential parcels in the Village, the great majority are single family. The largest contiguous area of single family residential homes is located to the west of IL Route 47 and north of US Route 150 in the Middletown area. Beyond the Village's borders, areas of predominantly residential development parallel the Sangamon River corridor.

Transition Residential

Areas designated for two-family/small lot residential development include compact single family home development on small lots, duplexes, and townhomes. Two-family dwellings types provide direct access to each unit and generally lack common interior spaces such as lobbies or shared hallways. This type of residential development should be encouraged in areas, such as Middletown, where single family character is desired, infrastructure can accommodate additional density, and residents are within proximity to community facilities.

Multi-family

Multi-family development consists of any structure with three or more units. Multi-family residential developments should be used as an opportunity to provide quality senior housing and workforce housing. Multi-family development can be used to buffer less intense residential areas from more intense commercial and industrial uses.

Rural Residential

Much of the residential development located in the unincorporated portions of the Village's planning area comprises larger lot, single family homes. Areas identified as Rural Residential provide for low-density residential development that should strive to maintain the rural atmosphere that currently exists within the outlying areas of Mahomet. Development in these areas should preserve open space and environmental features where possible, including existing wooded areas, waterways and wetlands, natural topography, and wildlife habitat/corridors. The clustering of homes should be promoted in areas where it can be used as a method of preserving environmental features and natural resources.

Commercial Uses

The Land Use and Development Plan designates five different commercial land use categories: Neighborhood Commercial, Downtown Commercial, Corridor Commercial, Industrial, and Business Park.

Neighborhood Commercial

Areas designated for neighborhood commercial are intended to primarily serve the day-to-day convenience retail and service needs of surrounding neighborhoods but can also include destination uses for Village residents. Development in neighborhood commercial areas should be of a smaller scale and lesser intensity and should be considered generally compatible with adjacent and nearby residential uses.

Downtown Commercial

Downtown Mahomet is characterized by pedestrian friendly, traditional mixed-use development. Buildings should be at or near the sidewalk with parking in the rear. Elsewhere within the Middletown area, commercial uses should be encouraged along IL Route 47 and US Route 150. Downtown commercial uses should be similar in scale to surrounding residential development with access provided off of local streets and not major roadways. Retail, restaurant, and service uses should be primarily established on the ground floor with office and residential uses on the upper floors where appropriate. Downtown commercial uses are geared toward providing for both the needs of the local community as well as visitors who are drawn to Downtown Mahomet's unique environment.

Corridor Commercial

Corridor commercial areas are characterized by auto-oriented development that caters to nearby residents as well as motorists passing through the Village. Corridor commercial uses provide good visibility and easy access from IL Route 47, US Route 150 and Prairie View Road. The Village's commercial corridor areas represent those areas best suited to accommodate more intense development and mid- to large-scale commercial users. Where possible, shared access drives and cross-access should be provided between adjacent corridor commercial uses to minimize curb cuts along adjacent roadways.





Industrial

Industrial uses include manufacturing, large vehicle sales and servicing, and public infrastructure. Within the Village, most of these uses are concentrated along the Norfolk Southern rail corridor. Within Mahomet's broader planning jurisdiction, this use consists of significant utilities and a large facility operated by the Anderson Grain & Ethanol Group. Existing industrial uses should be well maintained and, where possible, access should be improved to these areas.

Business Park

Areas designated for business park are intended to accommodate a variety of employment-related uses in a carefully planned "campus like" environment. Potential uses could include office, research and development, light assembly, low intensity fabrication operations, warehousing and distribution, and commercial service uses, and should be of a complementary scale and intensity.

Business park uses are not generally compatible with residential areas and should be appropriately buffered and screened from adjacent residential areas. Much of this use comprises parcels within the Village's East Mahomet TIF district.

Institutional

Institutional uses include a variety of uses that generally serve the public such as municipal facilities, other government facilities, utilities, schools, and religious institutions. These uses provide essential facilities and services to the community and are scattered throughout the Village. These uses are shown on the Land Use and Development Plan, but are also presented in more detail in **Section 5: Community Facilities**.

Agriculture

Areas designated for agriculture are intended for the primary purpose of cultivating the land, producing crops, and raising livestock. Although some isolated residential properties exist within the areas designated for agriculture, non-agricultural uses should not be encouraged. Should future residential development occur within agriculture areas, it should take the form of rural residential housing.

Parks & Open Space

The parks and open space land use category includes parks, golf courses, forest preserves, RV parks, natural areas and other areas of open space that contribute positively to the community's overall quality of life. These areas, along with environmental features (including wooded areas, wetlands, streams and water features), are identified and discussed in more detail in **Section 6: Parks, Open Space, and Environmental Features**.

Future Land Use

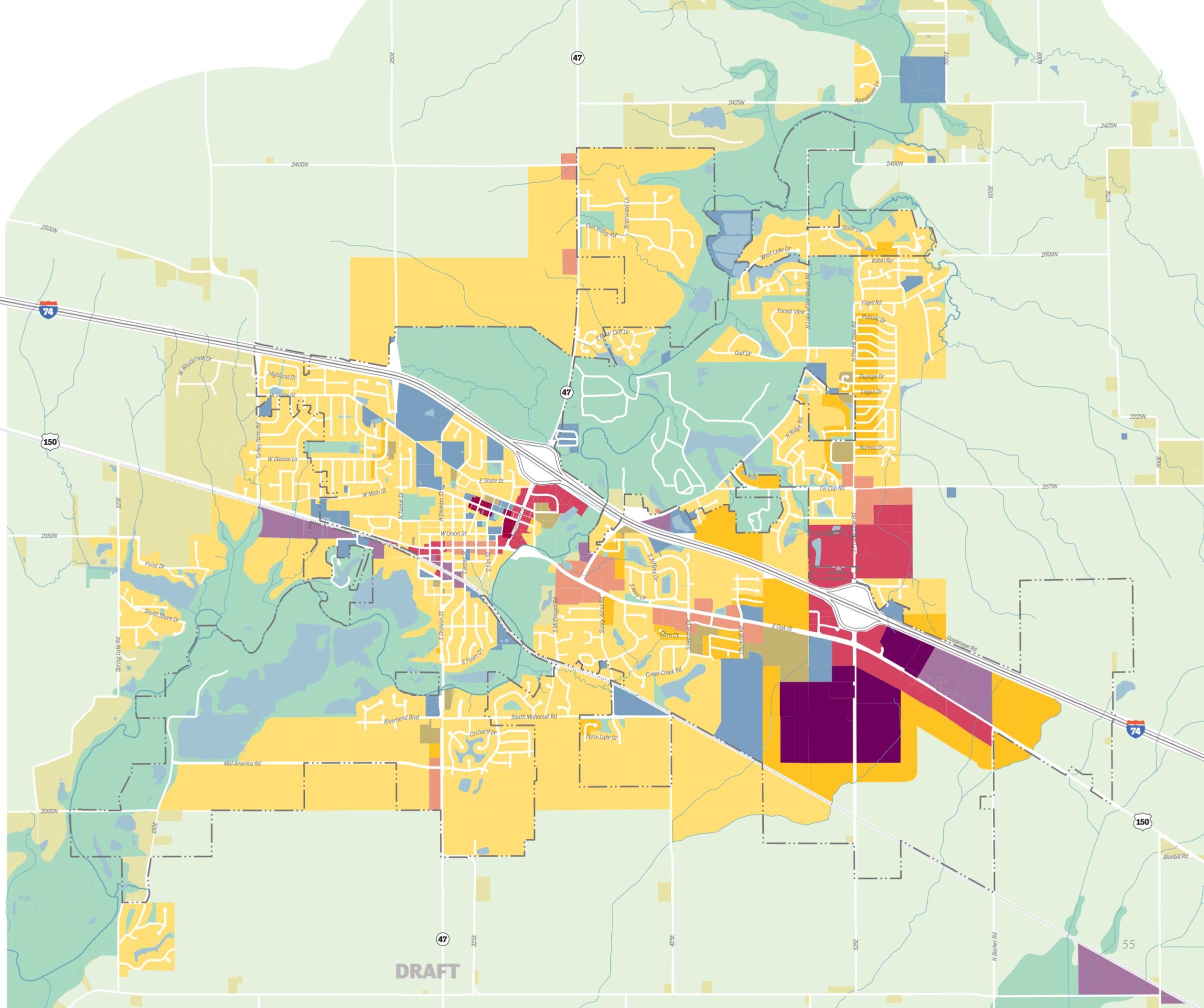
The Land Use and Development Plan establishes a framework for future planning decisions that builds upon the desired characteristics of the Village's established residential neighborhoods and commercial areas. The Plan establishes land use designations for all areas of the Village and its planning jurisdiction and identifies strategies for addressing issues and maximizing the positive impact of each development type.

Building on Mahomet's existing patterns of development, the goal of the Land Use and Development Plan is to enhance the Village's existing residential neighborhoods and commercial areas while strengthening Mahomet's image within the region and continuing to attract new families and businesses to the community. Furthermore, the Plan strives to foster a compatible land use and development pattern that promote reinvestment in Downtown Mahomet.

Legend

- Agriculture
- Single Family Detached Residential
- Two-Family / Small Lot Residential
- Multi-Family Residential
- Rural Residential
- Neighborhood Commercial
- Corridor Commercial
- Downtown Commercial
- Light Industrial
- Industrial / Business Park
- Institutional
- Parks & Open Space

- Hydrology
- Railroad
- Municipal Limits



Land Use & Development Policies

The following policies will assist future decision making regarding residential, commercial and industrial land use areas throughout the Village. The policies are intended to guide decision-making, investment, prioritization, and be generally applied to the extent possible and appropriate.

Residential Areas Policies

- Encourage the development of a range of housing types to accommodate residents in all stages of life.
- Two-family residences and multi-family residences should be used as a buffer between lower density single family detached residential neighborhoods and more intense land use areas or along major corridors (including IL Route 47 and US Route 150).
- Redevelopment and reinvestment should be encouraged within established neighborhoods and should respect the scale and character of surrounding properties.
- When adjacent to more intense uses, such as commercial or industrial areas, buffering and screening should be used to protect single family neighborhoods.
- Review and revise, as desired and appropriate, development requirements to better reflect established neighborhood character and encourage context-sensitive infill development.
- Multi-family development should be of an appropriate scale and orientation so as to respect the character of surrounding neighborhoods.
- Manufactured homes should not be permitted outside of designated areas and individual manufactured housing units should not be allowed to locate in areas designated for other types of residential use.
- Multi-family residential development should also be encouraged as a component of mixed-use development in Downtown Mahomet.
- Senior housing should be encouraged in convenient locations within proximity to retailers, medical, and service providers, and amenities such as parks.
- Ancillary uses, such as neighborhood commercial uses, should serve the needs of local residents and be of appropriate architecture and scale.
- Encourages the provision of public open space in exchange for smaller lot sizes.

Commercial Areas Policies

- Promote the concentration of commercial uses in designated districts throughout the Village at the appropriate mix and intensity as identified in the Land Use and Development Plan
- Strengthen the role, function, and unique character of each commercial district (Downtown, Commercial Core, East Village, North and South IL 47 Gateways, and East US 150 Corridor), to maximize market viability and minimize competition.
- Except where in accordance with the Land Use Plan, prohibit the encroachment of commercial uses into the residential neighborhoods of the Village.
- Encourage a mix of uses and promote pedestrian-oriented development within the Downtown Mahomet area.
- Minimize the premature conversion of farmland due to commercial encroachment while encouraging targeted commercial development along US Route 150 near the Prairie View Road interchange and East Mahomet TIF district.
- Encourage the use of cross-access and development of shared parking areas between adjacent commercial uses.
- Annex commercial lands when able in accordance to Village policy.

- Working with existing property owners and businesses, evaluate the establishment of a façade and site improvement program to improve the appearance of commercial buildings and sites, including additional architectural, building material, and landscaping standards.
- Buffer and screen commercial uses from adjacent residential areas.
- Continue to provide an interconnected network of sidewalks and safe crosswalks, including connections to nearby trails and residential neighborhoods, throughout all commercial areas of the Village.
- Maintain a traditional “streetwall” in the Downtown Mahomet area, with buildings located at or near the sidewalk line with parking and storage at the rear.
- Minimize/eliminate curb cuts and driveways directly on IL Route 47 in the Downtown wherever possible and rely on the cross streets and alleys for site access.
- Require site landscaping, including perimeter parking lot landscaping, parking lot islands, dumpster and storage screening, and foundation plantings as a means of significantly enhancing the appearance of commercial areas.

Industrial & Business Park Areas Policies

- Continue to improve infrastructure, such as water, sewer, electric, and telecommunications services, in designated industrial areas, including the East Mahomet TIF district, to attract further private investment and ensure adequate capacity.
- Actively promote and attract new employment-related uses to appropriate sites within the Village and its planning jurisdiction.
- Work with IDOT and Champaign County to coordinate roadway improvements with other infrastructure improvements.
- To the extent possible, mitigate the negative effects of industrial uses on adjacent and nearby residential properties through use of setbacks, screening, buffers, orientation of activity, and roadway and circulation improvements.
- Utilize development and improvement opportunities within the business park areas to strengthen the Village of Mahomet’s image as a positive corporate/business climate.

COMMUNITY FACILITIES

Village of Mahomet Comprehensive Plan

50

COMMUNITY FACILITIES

The Village of Mahomet includes several agencies and organizations that provide community services and facilities for residents and businesses. Collectively, they provide services that help define the local quality of life and make Mahomet a desirable community in which to live and work. These include services and infrastructure provided by the Village as well as other partner agencies.

Since the Village of Mahomet does not have direct control over some important community facilities, the Plan emphasizes communication and coordination between the Village and other service providers with an interest in Mahomet. Cooperation will be a key component in ensuring the greatest level of efficiency in the provision of infrastructure and basic services to Mahomet-area residents and businesses.

The Community Facilities Plan provides recommendations for the following community facilities and service providers in the Village.

- Village of Mahomet
 - Public Works
 - Parks & Recreation
 - Police Department
 - Administration Offices
- Non-Village Water/Wastewater Services
- Mahomet-Seymour Community Schools
- Cornbelt Fire Protection
- Cultural Facilities and Events
- Mahomet Public Library
- Champaign County Forest Preserve
- Mahomet Township

Village of Mahomet

The Village provides a number of community services and facilities through various internal departments.

Public Works

The Public Works Department oversees services and infrastructure related to transportation, water, wastewater and stormwater, fiber, and technology. Aside from regular maintenance, the Village has invested in infrastructure in emerging development areas such as the Prairie View Road interchange and East Mahomet TIF district along the US Route 150 corridor.

Wastewater Treatment

Since the early 1960's the Village of Mahomet has provided wastewater treatment to its citizens. The Village currently operates a wastewater treatment plant on the south bank of the Sangamon River, opposite from Barber Park.

To enable the Village to continue to grow and thrive an improvement to the wastewater treatment facility was necessary. In 2012 construction began to convert and upgrade a conventional packaged, activated sludge plant to a full scale bio-p and denitrification facility using an integrated fixed film process constructed within existing process reactors.

The treatment facility is now able to accommodate a population equivalent of 9,000 people with the ability to readily expand to a 12,500 population equivalent with some of the infrastructure already in place.

Small annual increases to the wastewater usage rate and connection fees may be implemented to keep up with inflation and meet the operation and maintenance needs of the wastewater facility and bond payments.

The Village should continue to regularly monitor its wastewater treatment capacity and reevaluate its needs as development occurs within the Village and surrounding areas.



Interceptor Sewers

The Village should plan to expand to serve existing developed areas and new areas for development.

Flood Control & Drainage

A Stormwater Master Plan was prepared for the Village in 2010 that analyzed a portion of the existing stormwater collection system and prepared a Capital Improvement Plan (CIP) to address stormwater infrastructure and provide adequate drainage for Village properties primarily in the Middletown area. The Master Plan outlines a three-tiered CIP. The Village should implement the recommendations of the Plan to ensure that flooding issues are mitigated in the Middletown particularly.

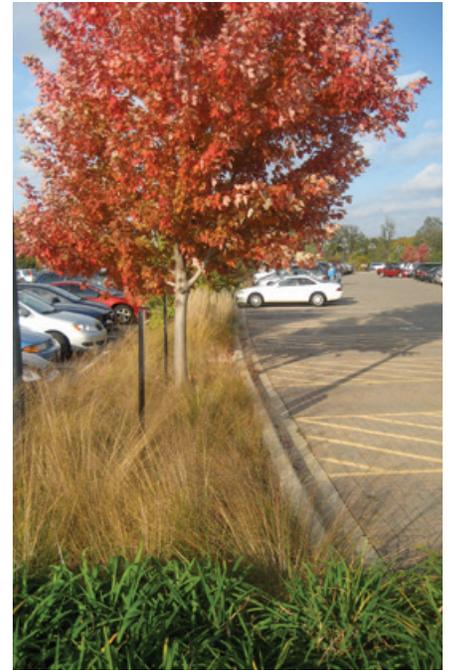
The Sangamon River Floodplain bisects the Village and surrounding neighborhoods. Efforts to prohibit and minimize development within floodplain areas should continue. An emergency plan to respond to river flooding conditions should be developed.

The Village's Stormwater Management Ordinance and Floodplain Management Ordinance should continue to be implemented and periodically reviewed to assure future development and redevelopment comply or changes can mitigate any issues. Redevelopment should provide detention to reduce impacts to existing sewers. The Village should consider an increase in the storm year event for detention basins and storm sewers for new development. The Village should maintain participation in the National Flood Insurance Program.

In the areas of the Village developed in the 1980s and later, there are generally adequate stormwater drainage facilities meeting modern urban drainage requirements. Annual maintenance should be undertaken to assure the continued viability of these existing facilities.

In addition to projects replacing existing or enlarging older systems to mitigate issues of a small number of properties, the Village may wish to explore purchasing such properties to devote to open space or additional detention areas. In certain areas, acquisition of problem areas might be less expensive than a large capital construction project and provide open space. The Village should consider a mechanism for acquisition in advance of any purchasing opportunity.





Drainage facilities within areas developed in the 1960s and 1970s generally consist of surface drainage systems, many of which are undersized to meet modern urban drainage requirements. Subsurface drains should be installed in these areas to enhance the existing systems and provide adequate long term drainage facilities.

Low Impact Development

The Village should consider a low impact development (LID) approach to stormwater management. LID policies can help address stormwater management to minimize stress on municipal infrastructure (e.g. treatment facilities or detention), mitigate damage related to erosion, flooding and water pollution, and maintain healthy natural groundwater resources.

Simply put, the goal of LID is to make a developed site (complete with buildings, sidewalks, parking lots and driveways) function like the natural environment by using low-cost, simple techniques to contain and use stormwater close to where it falls and allow the ground to absorb water and filter pollution as it would before development occurred.

Rather than disposing of stormwater by funneling it off site, LID advances the principle that stormwater is a natural resource that should be used to recharge natural systems at the site level.

Allowing the natural processes of infiltration, filtering, storage and evaporation to occur onsite can reduce or eliminate the need for stormwater detention areas and drainage piping while improving overall water quality. Examples of LID include the use of:

- Pervious pavers and rain gardens that allow rainwater to infiltrate the ground surface;
- Native plantings and vegetated buffers that minimize runoff and prevent erosion along waterways; and,
- Bioswales that convey water to a naturalized channel where it can be partially treated and allowed to infiltrate the ground surface.

The Village should evaluate its development regulations and consider revisions to remove potential barriers to the implementation of LID strategies.

Water Distribution

The Village of Mahomet has been providing a good, reliable and safe drinking water to its citizens since the 1930s. The Village of Mahomet obtains its potable water from a single source: The Mahomet Aquifer. The Mahomet Aquifer is one of the area's greatest natural resources and provides Mahomet's customers with an abundant supply of high quality water. The Village has three groundwater wells which pump water from the aquifer to the water treatment facility. The facility was upgraded 2005 to increase capacity and improve water quality by adding ion exchange softening. The average daily demand is 520,000 gallons/day.

The 2015 Water Master Plan projects a 2020 average daily demand of 624,000 gallons/day and in year 2040 average daily demand of 871,000 gallons per day. The current wells and treatment facility are projected to be able to meet the year 2040 demand without any additional improvements to the water source or treatment facility.

The Village has an adequate system of water mains. The Water System Master Plan should serve as a basis for gradual expansion of the system. In some parts of the Village the existing water lines were installed more than 80 years ago. These water lines are reaching the end of their service life and may need to be replaced.

Water Rates

The rate at which the Village charges its customers is very competitive with other communities in the area. Small annual increases to the water usage rate and connection fees are implemented to keep up with inflation and meet the operation and maintenance needs of the water treatment and distribution system.

Serving Incorporated Areas

The Village approves a Five-Year Capital Improvement Plan (CIP) every year. The CIP is a planning tool that allows the Village to budget for and implement infrastructure projects throughout the community and extend needed facilities to areas not currently served by the Village. For example, potential future projects identified in the Village's current CIP include the enlargement or extension of water mains with a general goal of extending service to the Village's growth areas and enhancing flow capacity and firefighting capability throughout the community.

Moving forward, the Village should continue to adopt a CIP annually and the Land Use Plan should be a factor in the prioritization and consideration of CIP projects.

The provision of water services to all incorporated areas of the community should continue to be a priority of Village officials and staff. Moving forward, the identification of water and sewer system capacity will be important in guiding future development in the Village of Mahomet and its unincorporated growth areas. As the Village evaluates future development proposals, to ensure economically and environmentally sustainable investments, the ability to provide basic services including water and wastewater service, should be a primary consideration.

Mahomet Aquifer

The Village of Mahomet uses groundwater provided by three wells drilled into the Mahomet aquifer that are all utilized on a daily basis. Water from the wells is pumped to the treatment plant, for filtration, softening, fluoridation and chlorination. To ensure that local ground water supplies can be utilized to their full potential, it is vital that the Village take steps to minimize the impacts of development on the recharging of the Mahomet aquifer and local water quality.

In addition to protecting the future availability of groundwater, these efforts would also help maintain the health of streams, rivers, and wetlands, which can also be threatened as groundwater sources are depleted.

The Mahomet Aquifer serves more than 750,000 people living in 15 counties in east-central Illinois. Given the regional nature of the aquifer, the Village should continue to partner with the Mahomet Aquifer Consortium (MAC) and the East Central Illinois Regional Water Supply Planning Committee (RWSPC) or future agencies to evaluate area-wide policies to land use and development that protect groundwater resources. The Village should adopt and revise local policies that could address a wide range of issues including wellhead protection, aquifer recharge area protection, zoning controls in sensitive natural areas, wellhead siting and protection, graywater reuse, and water conservation.

Planned Public Works Improvements

The new public works facility can accommodate a drop-off landscape waste recycling program which should take pressure off of the curbside services the Village currently provides. As a Village facility, operations should be structured to limit or eliminate use by non-residents.

The installation of a fiber optic network in 2014-2015 can be expanded in future years to provide a valuable utility for commercial development. Due to the cost of installation, priority should be given to the higher commercial density areas. The presence of fiber optic lines along Main Street downtown could be used to provide public Wi-Fi service in the downtown area.

Mahomet Police Department

The Mahomet Police Department operates from a facility at 303 East Oak Street. Mahomet is generally considered a safe community that is well-served by its police department. While department resources are currently adequate, Mahomet police are frequently called to serve unincorporated areas of Campaign County beyond the Village boundary, placing additional stress on staff and resources.

While unincorporated areas fall under the County Sheriff's jurisdiction, as party to a mutual aid agreement with Champaign County, Mahomet Police are often the first to respond to calls from residential areas adjacent to the Village.

The Village should work with the Champaign County Sheriff to refine service area definitions of the Mahomet Police Department and emergency response call procedures to minimize the use of Village resources for emergency response calls in unincorporated areas.

Parks & Recreation

The Village Parks and Recreation Department operates several parks and recreational facilities and utilizes facilities not owned by the Village. Local homeowners' associations also maintain several areas of open space throughout Mahomet's residential neighborhoods. These areas are described in **Section 6: Parks, Open Space and Environmental Features**.

Non-Village Water/Wastewater Service

The Sangamon Valley Public Water District is the water and sanitary sewer service provider for property north of Interstate 74 and east of IL Route 47. This service area is determined by the EPA and solidified via the entity's operating permitting process. The Village Corporate limits include developed property, mostly residential, in the SVPWD service area.

Servicing Areas West of IL Route 47

There has been a high demand for residential housing in its service area for the last decade. In 2014 it began upgrade and expansion projects in order to meet the current demand and to prepare it to meet future demand. The design of the systems are reported to prepare them to serve lands west of IL Route 47, north of Interstate 74. The Village should support the expansion of the facilities and/or increase in capacity inasmuch as growth of the Village's Corporate Limits could continue to occur on lands west of IL Route 47, north of Interstate 74 if the Village cannot or will not be able to provide such services at the time of demand.

The provision of water and sanitary sewer services is considered critical infrastructure for development. IL Route 47 is a major State highway with traffic counts that would support even commercial or industrial development. Having a second option to provide the critical water and sanitary sewer services to that growth area is a valuable position for the Village.

Pre-Development Coordination

In the past, the lack of coordination between the Village and the SVPWD during the pre-development process and subdivision processes have had negative impacts to developers costing additional money, time and effort. The Village staff as well experienced costs in time and money during the subdivision infrastructure acceptance process. Better coordination during pre-development would benefit all parties involved in new development and the Village should accept the lead responsibility for that given its responsibility to manage the subdivision process.

Communication with the Public

It is important to note, however, that the Village cannot isolate itself from SVPWD's service interruptions. Failures or poor service levels effect Village's residents, many of which have no concept that they are not provided those services by the Village. Promoting the distinction in order to shield the Village from such negative publicity or public perception would undermine coordination and partnership efforts.

The Village residents are entitled to receive good water and sanitary sewer service no matter the provider. The Village should improve the communication channels between the operational and customer service staff of both entities to assist in communication during failures and critical concerns like boil orders.

Consideration should be given to the possible construction of an emergency interconnection between the SVPWD water distribution system and the Village water distribution system. In the event of a major emergency such an interconnection would prove to be extremely beneficial to the overall community.

Wastewater Treatment

The district's waste treatment facility, which utilizes sanitation reservoirs that treat and release wastewater into the Sangamon River, is located to the west of Lake of the Woods Road and north of West Lake Drive. The wastewater treatment facility is running at capacity and the SVPWD will need to upgrade the treatment process used at the facility to meet the discharge limits established in the IEPA's Sangamon River/ Lake Decatur Watershed Total Maximum Daily Loads (TMDL) Report.

Water Distribution

The SVPWD is currently in the design process to construct a new water treatment plant that would replace the existing facility. The new water treatment plant, which is scheduled for completion in fall of 2015, will have increased capacity and modern treatment technologies. SVPWD is also in the process of constructing a new finished water storage tank near the Thornewood subdivision to improve water flow and pressure to the west of the Sangamon River. District representatives have indicated that the new facilities would allow the district to better serve its existing customers and accommodate future growth in surrounding areas.

Mahomet-Seymour Community Schools

Mahomet-Seymour Community Schools (MSCUSD #3) is a significant asset to the community, helping make Mahomet an attractive community in which to live and raise a family and enhancing quality of life. The MSCUSD #3 students, staff, and community take great pride in their schools and have worked together to create a culture and expectation that has created a destination school district in central Illinois. Since the economic downturn in 2008, MSCUSD #3 has still experienced strong enrollment growth. Based on the historical averages since that time, the projections reflect an 11.5% increase in enrollments over that six year period. (PK-12 Enrollments: 2008-09= 2723, 2014-15= 3035) Coupled with the residential growth spike and residential EAV increases in 2014 and 2015, those projection numbers may actually be very conservative moving forward. MSCUSD #3 continues to be the main draw for relocating families to Mahomet when compared to surrounding school districts across central Illinois.

As of April 2015, MSCUSD #3 had an enrollment of 3,038 students in grades pre-kindergarten through employees. twelve, and employed 219 certified staff, 175 full time support staff, and 189 temporary This places the school district in the top twenty employers in all of Champaign County.

MSCUSD #3 currently operates five facilities:

- Middletown Prairie Elementary (pre-kindergarten, kindergarten, and district administrative offices)
- Sangamon Elementary School (grades one and two)
- Lincoln Trail Elementary School (grades three through five and Transportation/ Grounds)
- Mahomet-Seymour Junior High (grades six through eight)
- Mahomet-Seymour High School (grades nine through twelve)

(The District also owns 13 Acres park and the northeast corner parking area at Division and Main Streets.)

The school district encompasses 90 square miles and includes all of Mahomet Township, parts of Newcomb, Hensley, Scott and Champaign Townships in Champaign County, as well as a small portion of Piatt County.

MSCUSD #3 currently allows, at no charge, the Village Parks and Recreation Department to use several of its facilities (HS Fieldhouse, five gymnasiums, 13 Acres Park and school baseball/softball fields) to provide recreation programming for the youth and adults of the community.

Future needs

MSCUSD #3 has a 77 acre site in the southeast portion of the Village that is now home to Middletown Prairie Elementary. This site will accommodate the district's near to mid-term growth within the district and allow for the repositioning of existing facilities. Future development will likely include an addition to the existing Elementary School and a Middle School with associated athletic fields. The Middletown Early Childhood Center that was located at the corner of Division Street and Main Street was razed in 2015. The site is being repurposed as community green space with a tribute to the community's original name of Middletown, the life of the building and the architect John Royer. Site changes will facilitate better traffic flow to/from the Junior High with additional parking.

School Traffic

Traffic queues during student drop-off and pick-up times and on-street parking near school facilities has contributed to congestion on local road ways. The Village and MSCUSD #3 should continue to work together to alleviate these issues by implementing traffic flow plans. Further discussion and potential policies are identified in **Section 7: Transportation and Mobility**.

Adaptive Reuse of School Facilities

The 77 acre site could also accommodate additional education and athletic/recreational facilities in the future. As plans for the site take shape, the Village should continue to maintain communication with the district regarding potential reuse or redevelopment of facilities that may relocate to the site. The adaptive reuse of vacated MSCUSD #3 facilities could offer potential opportunities. The vacation of Sangamon School, for example, could allow for the building and property to be commercially developed given its prime location on Lombard Street at the entrance to Downtown. The community has expressed a desire for additional community facilities (such as an expanded community and recreation center, or satellite library location) to be located within the Middletown area and Downtown Mahomet. A vacated junior high building, for example, could allow for this type facility given the two gymnasiums, lighted soccer field and various styled meeting spaces.

Cornbelt Fire Protection

The Cornbelt Fire Protection District serves an area of approximately 60 square miles centered around Mahomet. The district currently contracts EMT services from a private provider who provides one on-staff paramedic at all times. The District's lone facility is located in Mahomet's downtown and was constructed in 1955. It contains eight vehicle bays and houses fifteen vehicles, including command vehicles, engines, a ladder truck, tankers, and land and water-based rescue equipment. The district is currently planning the expansion of its downtown facility to establish a more efficient internal layout.

Future Needs

Service concerns within the fire protection district are minimal, but the Village could play a role in addressing some issues identified by the district.

Potential Future Fire Station

While the fire protection district does not foresee the need for any new satellite facilities in the near future, district representatives have indicated that a site near the Prairie View Road interchange would be the most likely area to target for expansion if needed in the future. A facility in this area would improve response times to the Village's eastern growth areas along the US Route 150 corridor and north of I-74. As development proposals are considered for these areas, the Village should maintain communication with the fire protection district regarding potential station siting options.

Water Pressure

The district has also identified potential water pressure issues to the north of Main Street in the Middletown area. The Village should work with the district to identify areas where water pressure is less than optimal and consider undertaking a formal study to determine the costs of upgrading infrastructure to improve water pressure.

Cultural Facilities & Events

Access to cultural activities and entertainment options help attract visitors and new families to a community. The Village should work with local organizations to promote existing cultural facilities and events and expand upon these assets where possible.

Sangamon River Music Festival

The Sangamon River Music Festival is an event that is held every August in Downtown Mahomet. This festival has a number of events including carnival rides, a parade, booth vendors and a food court, and live music. This event draws people in from throughout the region and is an important part of tourism for the Village. The Village should work with other organizations such as the Mahomet Area Chamber of Commerce and MCEDC to establish other special events in Downtown Mahomet.

Regular Events

In addition to special events that market the Village of Mahomet to a regional audience, regular events that provide opportunities for the local community to get together should also be encouraged. Such events should be located within Downtown Mahomet, the historic and symbolic center of the community. For example, throughout the planning process, the community has identified a desire for a regular Farmers Market. The development of a formal plaza within the downtown could provide a venue for such events.

Mahomet Public Library

The Mahomet Public Library built a new facility at 1702 E Oak Street. The new library includes multi-media collections and services, and meeting spaces for public use. Its location serves the traditional Village area as well as new growth areas to the northeast, east, and southeast portion of the community.

Champaign County Forest Preserve

The Lake of the Woods Forest Preserve occupies almost 900 acres along the corridor of the Sangamon River. Within the Lake of the Woods Forest Preserve are several well-known attractions: the Museum of the Grand Prairie, Mabery Gelvin Botanical Garden and Lake of the Woods Golf Course.

The preserve also offers fishing, boating, hiking, picnicking, cross-country skiing, sledding, the HI-Tower Bell Carillon and observation area, building rentals and educational programs.

Mahomet Township

The Mahomet Community Center is owned by Mahomet Township and is the site of several community events throughout the year. While no formal plaza exists in Downtown Mahomet, the parking lot adjacent to the community center, which is co-owned by the Cornbelt Fire Protection District, could be enhanced to better function as a venue for outdoor public gatherings.

The Village should work with the Township and the Cornbelt Fire Protection District to evaluate the potential for improvements to the site that would make it more amenable to regular community events. For example, in addition to the gazebo located at the site, the site could be enhanced with improvements such as landscaping, public art, pedestrian-scale lighting, and decorative fencing and paving treatments. Improvements could be done in a manner that preserves the area for parking during typical operation but allows for the temporary closure of the site to auto traffic. The new plaza could also be used in conjunction with the Village Hall greenspace to accommodate larger events.

Community Facilities

The Village of Mahomet includes several agencies and organizations that provide community services and facilities for residents and businesses. Collectively, they provide services that help define the local quality of life and make Mahomet a desirable community in which to live and work. These include services and infrastructure provided by the Village as well as other partner agencies.

Since the Village of Mahomet does not have direct control over some important community facilities, the Plan emphasizes communication and coordination between the Village and other service providers with an interest in Mahomet. Cooperation will be a key component in ensuring the greatest level of efficiency in the provision of infrastructure and basic services to Mahomet-area residents and businesses.

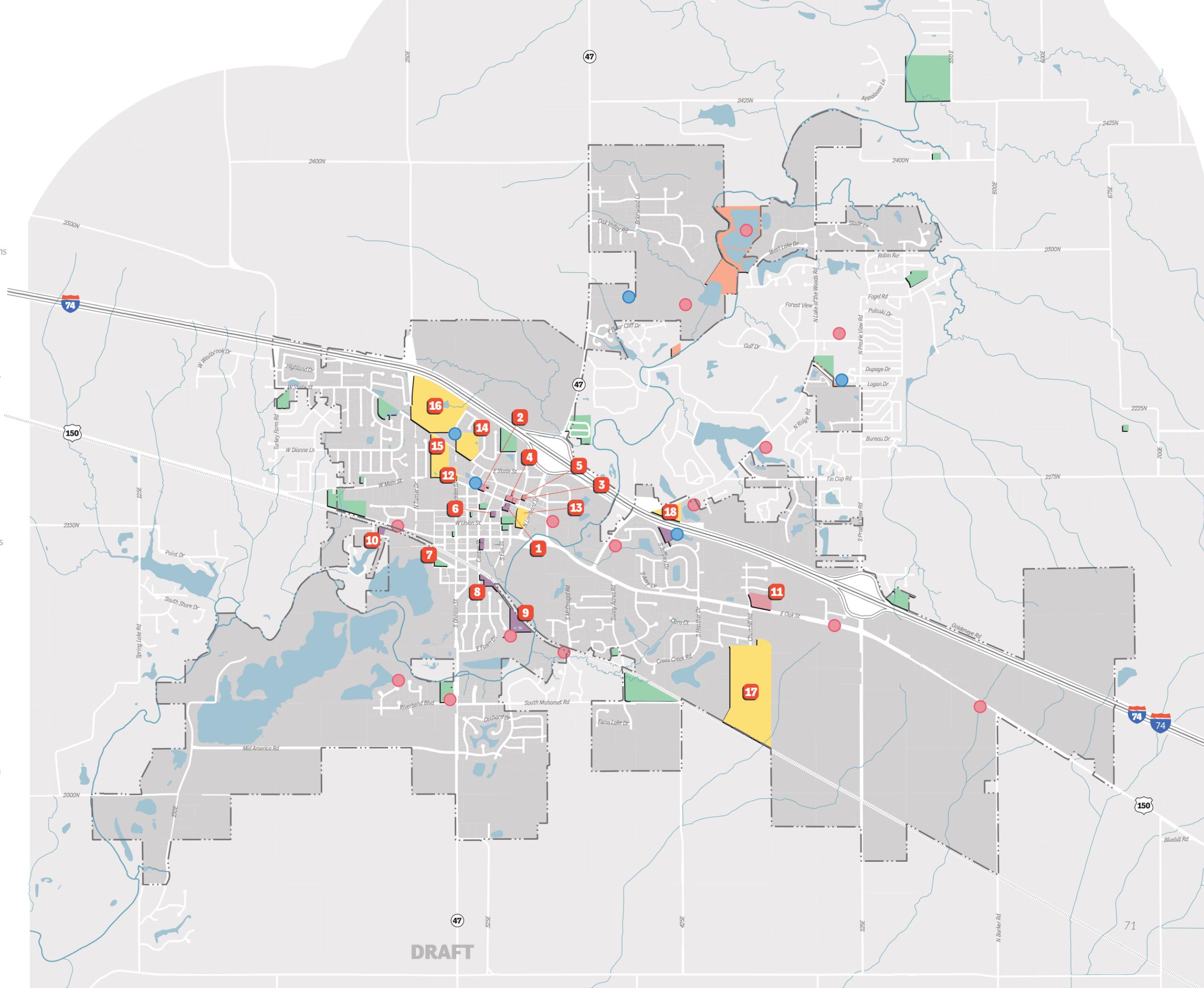
Legend

- Village Facilities
- Mahomet-Seymour School District
- Sangamon Valley Public Water District
- Religious / Cemetary
- Other Community Facilities
- Lift Station
- Water Storage/Facilities

- Hydrology
- Railroad
- Municipal Limits

Community Facilities

- | | |
|--|--|
| <ul style="list-style-type: none"> 1 Village Administrative Offices 2 U. S. Post Office 3 Mahomet Community Center 4 Corbalt Fire Protection District Building 5 Mahomet Area Youth Club 6 Village Water Treatment Plant 7 Mahomet Police Station 8 Village Maintenance 9 Village Wastewater Treatment Plant 10 Mahomet Township Maintenance | <ul style="list-style-type: none"> 11 Mahomet Public Library 12 Middletown Early Childhood Center (Demolished 2015) 13 Sangamon Elementary School 14 Lincoln Trail Elementary School 15 Mahomet-Seymour Junior High 16 Mahomet-Seymour High School 17 Middletown Prairie Campus 18 Public Works Facility |
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PARKS, OPEN SPACE & ENVIRONMENTAL FEATURES

Village of Mahomet Comprehensive Plan

6

PARKS, OPEN SPACE & ENVIRONMENTAL FEATURES

The Village of Mahomet's parks and recreation department maintains several neighborhood and community parks throughout the Village. In addition to park land owned by the Village, residents have access to several recreation facilities owned by the school district and others, including playgrounds, baseball fields, and soccer fields. The Champaign County Forest Preserve District also has two forest preserves adjacent to the Village totaling nearly 1,200 acres of passive recreation. Taken together, Mahomet's parks, open space and environmental features provide an inventory of parks and recreation amenities that is unparalleled within the region.

These assets draw visitors to Mahomet from throughout Champaign County and beyond and are key drivers to the local economy. The Parks, Open Space & Environmental Features Plan complements the Village's 2004 Parks and Recreation Master Plan, and focuses on identifying long term, sustainable strategies for maintaining and expanding the Village's parkland and recreation amenities to better meet the needs of local residents.



Mahomet Parks & Recreation Department

The Mahomet Parks and Recreation Department (MPRD) owns approximately 85 acres of parkland in 7 sites. The Village also maintains 2.5 miles of shared-use trails. The mission of the parks and recreation department is:

“To improve the quality of life for all participants by meeting the needs of the community through the provision of safe, excellent recreational and leisure-time activities.”

Parks and Recreation Master Plan

The Village, with assistance from the University of Illinois at Urbana-Champaign, prepared a Parks and Recreation Master Plan in 2004. The MAARC study, completed in 2013, looked at the needs in the community. The recommendations contained in this Parks, Open Space and Environmental Features Plan support the recommendations of the Village's Parks and Recreation Master Plan and the MAARC study.

The Plan consists of a parks and facility analysis, recreation program analysis, financial analysis, and implementation plan. One of the key findings of the plan was that there is a need for additional parkland within the Village to support core recreation activities. In addition to enhancing existing facilities and purchasing new parkland, the Plan also recommends that the Village secure long-term use agreements with other providers for use of their facilities.



Park Users

Recreation program data summarized in the Parks and Recreation Master Plan indicate that between 30% and 40% of the Mahomet Parks and Recreation Department program users reside outside of the Village of Mahomet. Data also supports the idea that Mahomet Township, and not the Village boundaries, more accurately represent the department's service area. The population of Mahomet Township was 12,623 as of the 2010 Census, comprising 7,258 Village residents and 5,365 non-residents. The recommendations contained in the following Parks, Open Space and Environmental Features Plan utilize the Mahomet Township service area definition.

Village-owned Parks

Barber Park

Barber Park is located along the Sangamon River south of Route 150. The 55-acre park has a full-size soccer field, one junior soccer field, several smaller soccer fields, as well as a concession stand building and pavilion. The majority of the park is made up of open space. A multi-purpose path provides a pedestrian underpass under US Route 150 and a connection to other areas of the Village to the north.

Brett Johnson Park

This 10-acre park, which opened in the summer of 2011, features a playground and 9-hole disc golf course. Brett Johnson Park is located on Oak Valley Road in the Thorne-wood subdivision.

Bridle Leash Park

Bridle Leash Park is a 10.5-acre park being developed in two phases, the first of which is complete. The park currently has two baseball fields, a sand volleyball court, a playground area, horseshoe pits, restrooms, a basketball court, and an approximately 1 mile walking trail. When complete, the park will also include two tennis courts, and picnic pavilions.

Brooks-Warfel Park

Brooks-Warfel Park is located at the intersection of Dunbar Street and Elm Street. Its 0.7 acres include picnic benches, a playground, and a pavilion/shelter.

Dowell Park

Dowell Park is 4.7 acres and is located at the intersection of State Street and Andover Drive. Amenities include baseball fields and picnic tables.

Russell Park

Russell Park is located at 413 East Main Street. Its 0.04 acres are situated in an alley with benches and mosaic artwork.

Sandy Ridge Park

Sandy Ridge Park is located off Heather Drive north of US Route 150. Its 4.3 acres are currently undeveloped.

Sangamon River Greenway

The Village owns land west and south of Barber Park extending across the river to the bridge at IL Route 47 South. This area is planned for a Rivertrail that would provide pedestrian crossing over the river and the ability to experience the ecologic wonder of the Sangamon River watershed. This area is a key section in connecting the pathway system from Lake of the Woods Forest Preserve and Riverbend Forest Preserve.

Taylor Field

This seven-acre park was acquired in 2015 from the Taylor family. It has two lighted ball fields and a concession stand. Taylor Field is primarily used for soccer, baseball, and softball league play.

Other Recreation Facilities

The MPRD currently relies on other entities, including the Mahomet-Seymour Community Schools, Champaign County Forest Preserve District, and private property owners, to provide facilities for Village parks and recreation programming. In 2015, MPRD moved its offices to the new public works facility on Lake of the Woods Road. The facility also houses an all purpose room available for recreation programming use.

Mahomet-Seymour Community Schools –13 Acres Park

While the MPRD utilizes several school facilities for its recreation programming, 13 Acres Park is the largest school-owned parks and recreation area. 13 Acres Park is located at the intersection of Timberview Drive and Dianne Lane and includes five baseball fields, picnic tables, a concession stand, and a playground. The Village uses the park for baseball and softball league play.

Champaign County Forest Preserve District

The Mahomet area is home to two forest preserves that are a part of the Champaign County Forest Preserve District: River Bend Forest Preserve and Lake of the Woods Forest Preserve. The forest preserves represent the Village’s largest tourism draw and provides Village residents with significant opportunities for passive recreation that should complement park land and active recreation opportunities provided by the Village.

River Bend Forest Preserve

The 275-acre River Bend preserve contains two lakes, 1.8 miles of nature trails, and a 1.2-mile multi-purpose trail. The preserve also features a shelter and restroom, a boat ramp and an accessible fishing pier. The preserve is located approximately 1.5 miles west of IL Route 47 on Mid America Road.

Lake of the Woods Forest Preserve

Lake of the Woods Forest Preserve occupies 900 acres along the Sangamon River corridor and features two lakes, 3.3 miles of paved, multi-purpose trails, the six-story HI-Tower bell carillon and observation area. The preserve includes numerous amenities such as the Museum of the Grand Prairie (formerly Early American Museum), Mabery Gelvin Botanical Gardens, Rayburn-Purnell Woods, Buffalo Trace Prairie Trail and Hartwell C. Howard Lake of the Woods Golf Course.

- The Museum of the Grand Prairie has an extensive collection interpreting 19th- and early 20th-century life in East Central Illinois, and provides educational programming year-round. An estimated 9,000 individuals and 7,000 to 8,000 school children visit the museum on an annual basis.
- The Mabery Gelvin Botanical Garden, contains an All-America Selections Display Garden, the award-winning Miriam Davies Memorial Enabling Garden, and the Discovery Garden.
- The Lake of the Woods Golf Course features an 18-hole regulation course, a 9-hole Par 3 course, and a practice range. The recently renovated course maintains its status as a Certified Audubon Sanctuary.
- Rayburn-Purnell Woods is an excellent example of an oak-hickory upland forest. The trail that winds through these woods is approximately 0.44 miles long.
- Buffalo Trace Prairie is an example of a tallgrass prairie and includes more than 7 miles of trails west of IL Route 47 and north of I-74.
- The preserve also offers fishing, boating, hiking, picnicking, cross-country skiing, sledding, the HI-Tower Bell Carillon and observation area, building rentals and educational programs.

Complementary Function

The mission of the Champaign County Forest Preserve District is to serve as a steward for the county's natural and historic resources through conservation, education, and compatible outdoor recreation experiences. As such, the Forest Preserve District provides numerous passive recreation opportunities for Mahomet-area residents. The mission of the Village and the Mahomet Parks and Recreation Department should be the provision of active recreation amenities that complement the passive amenities provided by the forest preserve.

Joint Marketing

While the Forest Preserve District and its numerous amenities are significant tourist draws, many visitors never travel into the Village or its commercial areas. The Village should work with the Champaign County Forest Preserve District, and groups like the Mahomet Area Chamber of Commerce to examine strategies for better capitalizing on this tourist traffic. Potential strategies could include wayfinding signage near the entrance of forest preserve areas and commercial areas, or joint marketing efforts between the forest preserve and area businesses. For example, the Forest Preserve District could provide coupon books at the Museum of the Grand Prairie to encourage museum-goers to visit Downtown Mahomet.

Park Land Needs

The National Recreation and Parks Association (NRPA) recommends a standard of 10 acres of developed open space for every 1,000 people. Based on Mahomet Township's estimated 2010 population of more than 12,600, this would equate to a recommended service level of 126 acres. There are approximately 92 acres of park land within the MPRD's various parks and approximately 13 acres of land used for MPRD programming, but not Village-owned.

Parkland Accessibility

Approximately two-thirds of MPRD holdings are concentrated within Barber Park. This unbalanced distribution of park land within the community, combined with the presence of significant pedestrian barriers such as the Sangamon River, means that not all Mahomet residents have convenient access to parks and recreation amenities.

Underserved Areas

The Parks, Open Space & Environmental Features Plan illustrates one-half mile radii surrounding parks within the Village. These radii represent typical neighborhood park service areas. Where appropriate, pedestrian barriers have been used to limit park service areas. Portions of the Mahomet community falling outside of the park service areas are potentially underserved by the Village's existing network of parks.

The Village should identify and prioritize opportunities to purchase land and develop neighborhood parks in areas identified to have the greatest need for new park space. Neighborhood parks should be centrally located within residential neighborhoods, ideally within a half-mile walk of all homes.

Long Term Parks & Recreation Strategy

To better meet the parks and recreation needs of Mahomet residents, the Village should evaluate strategies to enhance existing parkland as well as methods of expanding parkland holdings.

Sangamon River Trail

The Sangamon River Trail was a top three project by the Champaign County First organization to promote for grant support at the state and federal level citing the county benefits of the ecological river watershed opportunity as well as the project being a vital component of the transportation network of the Village where vehicular bridges across the river are cost prohibitive but pedestrian bridges more feasible. It will enable the joining of residential areas throughout the Village without traversing on State and US Routes. This project may be eligible for transportation grant funding sources or open space and recreational grant opportunities. All should be pursued.

Use Agreements

The MPRD currently relies on the Mahomet-Seymour Community Schools to provide facilities for Village parks and recreation programming. The Village needs to establish a long term, formal agreement to ensure that investments in facilities and maintenance are not wasted. As highlighted in the 2004 Parks and Recreation Master Plan, the Village has a formal rental agreement with Mahomet-Seymour Community Schools for the use of indoor recreation facilities, and similar agreements should be in place for other properties used for recreation

programming that are not owned by the Village. Ultimately, the Village should own and maintain an inventory of facilities that is sufficient to meet demand for recreation programming.

Park Land Dedication

The Village's subdivision regulations will require the provision of open space. These open spaces should be platted and dedicated as commons areas for the use and enjoyment by the owners of the benefiting development and maintained by property owners' association that represents those benefiting properties. The area in a floodplain or a detention or retention basin should not be included or should be considered at a reduced factor to account for its limited use. The Village should consider linear shaped open spaces if outfitted with pathways or other recreational amenities like activity stations. If an adequate open space or park site cannot be provided, or is undesirable, within a new development, the developer could pay a fee-in-lieu that could be used to finance park improvements and the purchase of parkland elsewhere in the Village.

Existing Parks & Active Recreation

Areas such as the unimproved Sandy Ridge Park are within the MPRD inventory, but are not being used to their full capacity. Given the large amount of passive recreation amenities contained in the forest preserves surrounding the community, the focus of MPRD efforts should be on the development of active recreation amenities that complement forest preserve holdings.

Areas of open space that are currently owned by the Village should be improved with recreation facilities that maximize the use of existing park holdings by area residents.

Long Term Funding

While recreational programming is largely paid for through user registration fees, other costs such as the maintenance of park facilities are collected through the Village's property tax. Existing facilities are well maintained, however, the expansion of the parks department holdings or the renovation of facilities will likely be hampered by its current funding limitations.

Park District

Given the heavy use of MPRD facilities by non-Village residents, there is a serious need to evaluate alternative funding mechanisms that more fairly distribute the costs of parks and recreation throughout the Mahomet area. The formation of a park district represents a potential long term, sustainable strategy for funding the provision of park land and recreation amenities.

The Village held a referendum in 1995 for the establishment of the Mahomet Area Park District, but the measure was defeated by slightly more than a three to one vote. The use of Village parks and recreation amenities by non-Village residents is likely to increase as the Township population increases. In partnership with Champaign County and Mahomet Township, the Village should further evaluate the need and desire for a Mahomet-area park district that spreads the cost of providing parks and recreation across the MPRD service area and Mahomet Township.

Recreation Center

In 2013 the Village was positioned for an update to the 2002 master parks and recreation facilities plan. It was decided to focus that effort on a resident survey and a feasibility study of a multi-purpose indoor/outdoor recreation center. That study identified the need and desire for a facility it called the Mahomet Area Activities and Recreation Center (MAARC). For the facility, three sites were identified as the most desirable for the facility of 15 assessed in the study. Since that time, two of those top three sites have been otherwise developed. The last one of these top three is across McDougal Road from Barber Park. When this parcel becomes available for sale or development, the Village should evaluate whether it should engage in any activity that would preserve this land for the future development of the MAARC or another concept of providing recreation or park services. Or, it should undertake an update of the site evaluation portion of the Study to determine a new set of desirable locations.

Facility Cost

As for the MAARC itself, the cost will not decrease over time. Every five years, an update of the cost should be done if the Village still considers the center a desirable feature for the community. Given the smaller size of the Village as compared to the area residents, a financial model that includes non-Village resident payments for use is possible, but those residents cannot be included in any Village only elements.

Given the enthusiasm of the business community for the recreation programs offered by the Village parks and recreation department, public-private partnerships should be considered if not only for certain features or portions of the facility.

Additionally, if the Village cannot support the build of the entire facility, it should explore other ways to provide the most critical portions. For example, indoor flexible space that the Village recreation program can fully control is non-existent. Perhaps trying to build a facility that would support indoor sports programs only would be a good step. However, the financial analysis done by the study for the MAARC may not support individual element extraction.

Continued Support of Parks and Recreation Programming

The Village benefits from offering recreation and park programming within its service offerings. It is an important aspect of the value statement of being within the municipal jurisdiction. As annexations are considered, losing it as a feature of “in-village” benefit would be detrimental to the “value statement”. Likewise, any additional taxing body funded by property taxes erodes the willingness of residents to support any Village tax increases or special assessments. The Village should endeavor in earnest to support the Parks and Recreation Program. However, if under the Village umbrella, the service offerings desired by the resident are constrained to such a point that the Parks and Recreation Department is no longer the asset and contributor to the Village’s value statement; then the Village should support its establishment as its own district or any referendum that would help its success.

Regional Sports Complex

A priority of the Economic Development Strategy for the Village of Mahomet is to leverage recreation as an economic engine within Mahomet. A key objective of this priority is the development of a regional recreation complex within the Village. In support of this strategy, the Village should conduct a feasibility study to explore the potential for a regional recreation complex within Mahomet.

In addition to an analysis of supply and demand for this type of facility, such a study should also seek input from the development community regarding the strengths and weaknesses of the Mahomet-area to support regional recreation facilities. The feasibility analysis will likely require use of specialized data not typically found in a retail gap analysis or other commonly used market data, and the Village should seek assistance from an outside consultant. The Champaign County Regional Planning Commission represents a potential partner in funding and undertaking this study.

Private Recreation

Mahomet is the location of three RV parks that contain open space and recreation amenities such as camping, a gun range, fishing, and golf. These include the:

- Sportsmen's Club of Urbana, located on the northwestern edge of Lake Matobetz, near Taylor Field.
- Champaign Sportsmen's Club, located on Lake of the Woods Road across from the Lake of the Woods Forest Preserve and Golf Course.
- Tin Cup RV Park, located south of Tin Cup Road between Lake of the Woods Road and Fox Run Road.

Natural Features

The Village of Mahomet straddles the banks of the Sangamon River, the predominant natural feature within the region. In addition to helping to shape the character of the Village, the Sangamon River also forms the core of two large forest preserve districts in Mahomet as well as a larger conservation area.

Sangamon River Greenway

The Village owns nearly 33 acres of undeveloped green space along the western banks of the Sangamon River corridor known as the Sangamon River Greenway.

Recreation Asset

The Sangamon River has the potential to serve as a great recreation asset to the community. The Village should work with partners such as the Champaign County Forest Preserve District to explore the potential for boat/canoe/kayak access to the river, boat and bike rentals, and availability of such facilities for educational groups.

Sangamon River Walk

Although access to the greenway is currently limited, groups such as the Upper Sangamon River Conservancy have indicated a desire to establish a trail along the corridor. In 2014 the Champaign County First organization slated the River Walk as one of its top three projects to suppose for state and federal funding given the need for a crossing over the river and the related expenses.

The greenway combines with Barber Park and the River Bend Forest Preserve to form a nearly contiguous band of publicly owned land along the Sangamon River corridor. These properties hold the potential for a continuous trail to be established from the River Bend Forest Preserve to the Lake of the Woods Forest Preserve that flank the Village.

The use of such a trail would likely be limited unless a pedestrian bridge connection could be provided over the river, but this concept should be further explored by the Village. Additional discussion regarding the development of a Sangamon River Walk is located in **Section 7: Transportation and Mobility**.

Future Development

Development within Mahomet and surrounding areas should be sensitive to potential impacts on the environment including erosion, water quality, and impact on wooded areas. While development should be limited within Mahomet's growth areas, it is important that new growth be guided by policies and recommendations that respect natural features and integrate them within the built environment. The use of Best Management Practices (BMPs) and Low Impact Design (LID) should also be encouraged.

Agricultural Land

Mahomet is surrounded by areas of productive farmland. Areas of prime farmland should be protected to the greatest extent possible without negatively impacting development opportunities for the community. The Village should strive to prevent the premature conversion of agricultural land and open space, and promote its continued agricultural use until farming is no longer feasible or desired by the landowners.

Parks, Open Space, & Environmental Features Plan

Taken together, Mahomet's neighborhood and community parks, public recreation facilities, and access to nearby forest preserves provide an inventory of parks and recreation amenities that is unparalleled within the region. These assets draw visitors to Mahomet from throughout Champaign County and beyond and are key drivers to the local economy.

The Parks, Open Space & Environmental Features Plan complements the Village's 2004 Parks and Recreation Master Plan, and focuses on identifying long term, sustainable strategies for maintaining and expanding the Village's parkland and recreation amenities to better meet the needs of local residents.

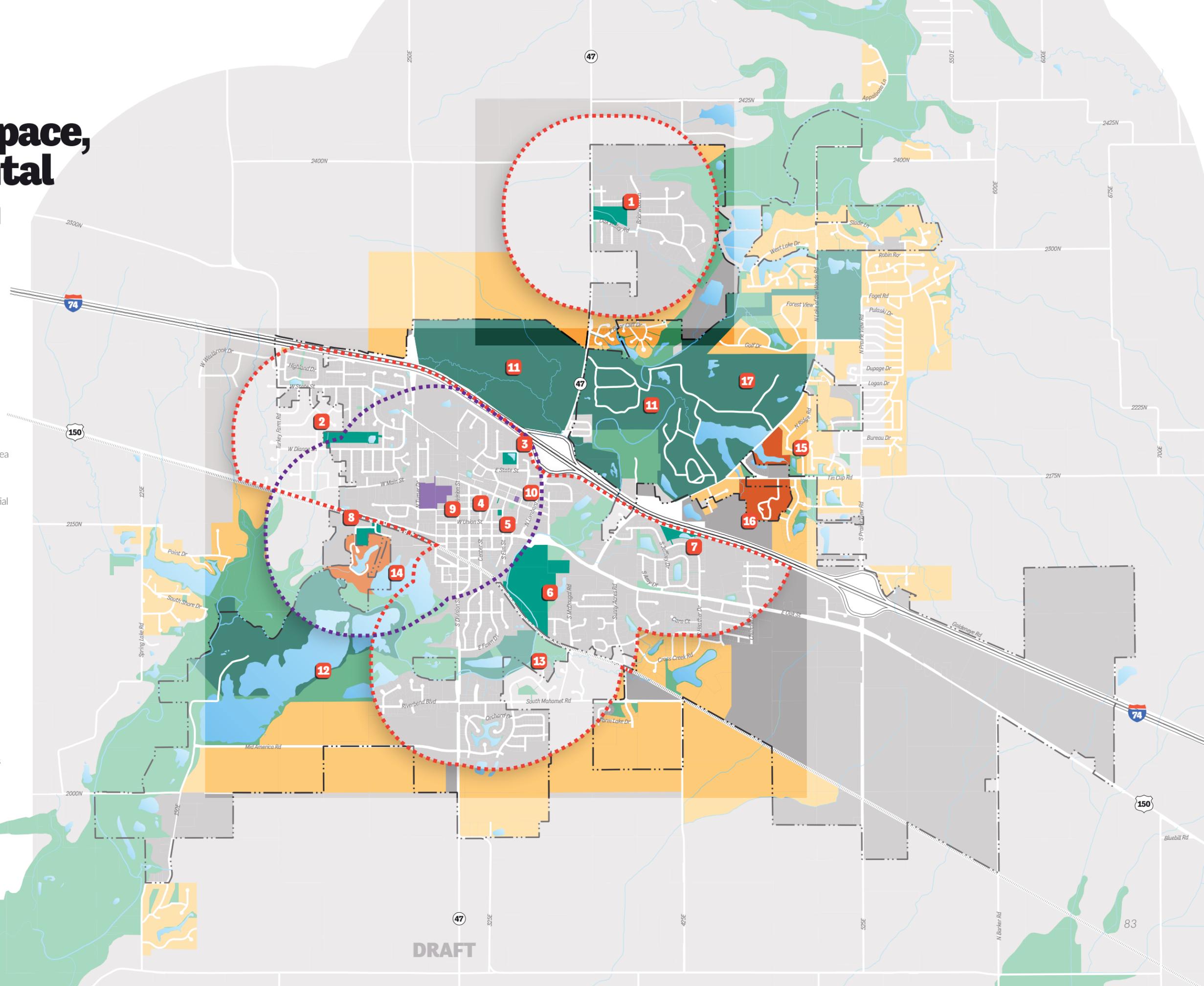
Legend

- Village Parks
- Forest Preserve / Greenway
- Open Space / Floodzone
- Other Facilities
- Private Recreation
- Village Park Service Area
- Non-Village Park Service Area
- Underserved Residential Area

- Hydrology
- Railroad
- Municipal Limits

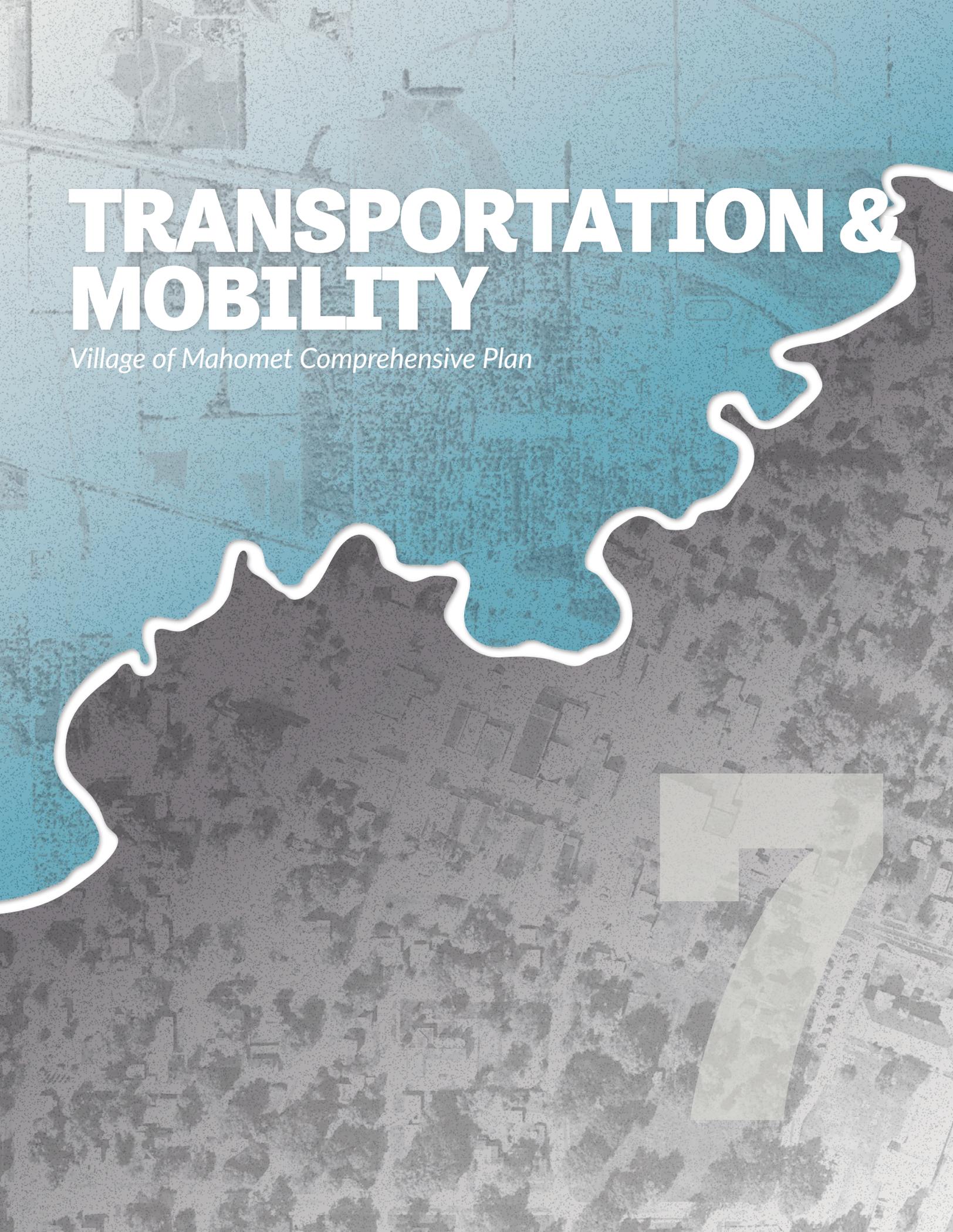
Parks & Open Space

- 1 Brett Johnson Park
- 2 Bridle Leash Park
- 3 Dowell Park
- 4 Russell Park
- 5 Brooks-Warfel Park
- 6 Barber Park
- 7 Sandy Ridge Park
- 8 Taylor Field
- 9 13 Acres Park
- 10 Mahomet Community Center
- 11 Lake of the Woods Forest Preserve
- 12 River Bend Forest Preserve
- 13 Sangamon River Greenway
- 14 Sportsmen's Club of Urbana
- 15 Champaign Sportsmen's Club
- 16 Tin Cup RV Park
- 17 Lake of the Woods Golf Course



TRANSPORTATION & MOBILITY

Village of Mahomet Comprehensive Plan



TRANSPORTATION & MOBILITY

The accessibility and quality of transportation often defines what future development occurs in an area. In addition to providing general guidance and facilitating investment in appropriate types of transportation infrastructure, the Transportation Plan also addresses the issues of pedestrian and bike connectivity. The ultimate goal of the transportation section is to support multiple types of motorized and non-motorized modes of transportation, minimize congestion, improve emergency vehicle response time and reduce existing hazards.

Transportation Master Plan (2015)

The Village adopted a Transportation Master Plan in 2015. The Transportation Master Plan provides a “road map” to maintain and improve the existing transportation system, while reducing auto trips and increasing active transportation. It focuses recommendations to improve traffic flow, network continuity, and the Village's classification system. It also includes strategies to provide a continuous, yet reasonable and safe pedestrian and bicycle network throughout the Village

The Transportation Master Plan was developed in concert with the Comprehensive Plan and built on the goals and objectives contained in this plan. Likewise, the recommendations contained in this Transportation and Mobility Plan of the Comprehensive Plan support the recommendations of the Village's Transportation Master Plan.

Transportation & Mobility Network Map

The Transportation and Mobility Network map included in this section of the Comprehensive Plan is intended to represent a general summary of Transportation Master Plan recommendations. Any implementation of transportation related improvements should refer to the more detailed recommendations provided in the Transportation Master Plan.



Functional Classification

All of the roadways within the Village of Mahomet and its planning jurisdiction have been classified according to a hierarchical system that is based on roadway characteristics. Since Mahomet does not have a current thoroughfare plan, classifications are based on roadway cross sections, function, level of access, and average daily traffic volume (ADT).

The Transportation & Mobility Plan figure presents future roadway classifications based on the existing hierarchy and anticipated increases in traffic volume due to growth and development. New roadway linkages needed to support future growth in the community and improve overall traffic flow have also been identified.

Interstates

Interstates accommodate large volumes of traffic at high speeds with access points limited to interchanges at major intersecting roadways. The Village of Mahomet is provided access to I-74 via two interchanges, one located at IL Route 47 and another at Prairie View Road. These are the first exits from I-74 to the west of Champaign and I-57. Mahomet is also approximately 3.5 miles north of I-72 and can be accessed via IL Route 47.

Arterials

Arterials are higher capacity roadways with the intent to move traffic from collector roads to interstates. Access is usually limited to increase traffic flow and level of service. Arterial roadways carry higher traffic volumes and are spaced further apart than collector roads within the Village. IL Route 47 (Lombard Street/Division Street) and US Route 150 (Oak Street) are examples of principal arterials. As state routes the Village lacks jurisdiction to make improvements to many of its arterials. Fostering a positive relationship with IDOT will be critical to the implementation of improvements along these roadways.

Collectors

Collector roads are typically 2-lane roadways that provide access to adjacent arterials while linking land uses such as residential neighborhoods, parks, and schools to one another. Speed limits on collector roads are lower, usually between 25 and 35 mph. Collector roads have been broken into two sub-categories:

Village Collectors are located within or near the more heavily populated center of the community and typically carry higher traffic volumes and are spaced closer together than rural collectors.

Rural Collectors are located in Mahomet's growth areas and generally reflect the County road system.

Local Roads

Local roads provide access to adjacent land uses and are mostly located within residential areas. Local roads typically may allow on-street parking. Residential subdivision streets within the Village that are not otherwise classified are local roads.

Traffic Control

The Village of Mahomet has a total of six traffic signals located along its primary arterials, IL Route 47 and US Route 150. Traffic along collector roads, including routes such as Franklin Street, Main Street and Lake of the Woods Road, is controlled using stop signs that serve to limit travel speeds in the community's more residential areas and the downtown. Neighborhood street intersections use either two-way or four-way stop configurations, or yield configurations. The Transportation and Mobility Plan figure indicates the location of existing signals as well as intersections that will likely require a signal as development occurs and roadways are improved.

Downtown Mahomet

Currently, the only signal in the commercial core area along IL Route 47 near I-74, is located at Franklin Street. This signal configuration encourages motorists travelling west through Downtown Mahomet to utilize Franklin Street as opposed to Main Street. While this is the shortest route to several Mahomet-Seymour Community Schools facilities, the resulting distribution of traffic volumes does not favor downtown businesses.

The Village should work with IDOT to examine potential signal reconfigurations that would better direct motorists to Downtown Mahomet, highlighting Main Street as the primary east-west route through the downtown and surrounding Middletown area. As shown in the Transportation and Mobility Plan figure, preliminary recommendations are to remove the signal at Franklin Street and install two new signals along IL Route 47: one at Main Street and one at Eastwood Drive.

Intersection Realignment

There are a number of barriers to connectivity within the Village's roadway network. These barriers, among other factors, have contributed to an irregular roadway pattern that has several roadways intersecting at non-right angles. Although a 90 degree intersection is ideal for efficient traffic flow and traffic safety, roadways must curve and bend to accommodate Mahomet's varied local terrain, stream corridors, and rail corridors. While the Village should work to improve some problematic intersections through realignment, others can be enhanced with traffic signals, signage, and landscaping improvements that improve traffic flow and visibility. Improvements should be prioritized based on a number of factors including traffic volume and the severity of the misalignment.

Intersections in potential need of realignment have been identified on the Transportation Master Plan.

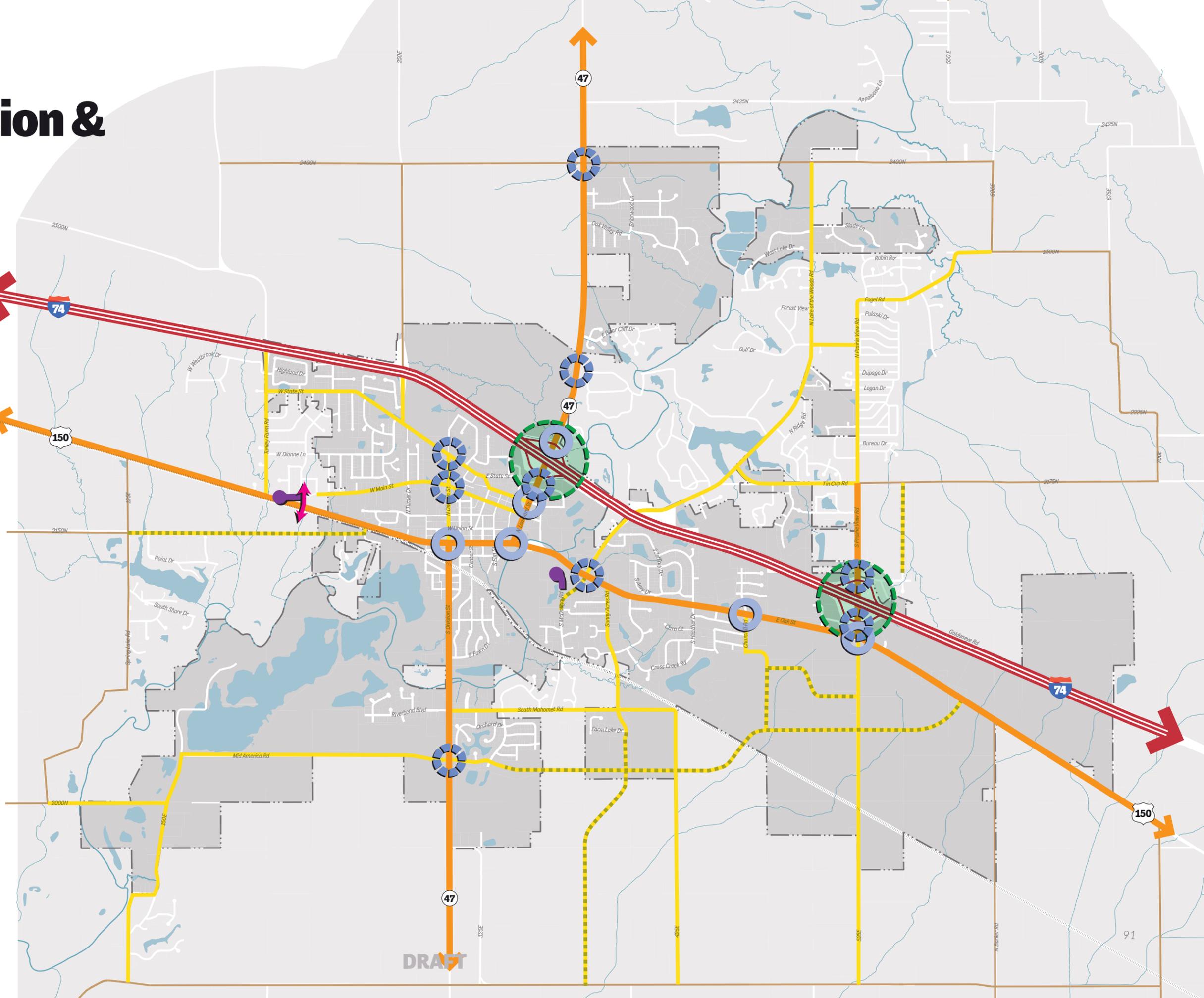
Transportation & Mobility Network

The accessibility and quality of transportation often defines what future development occurs in an area. In addition to providing general guidance and facilitating investment in appropriate types of transportation infrastructure, the Transportation Plan also addresses the issues of pedestrian and bike connectivity. The ultimate goal of the transportation section is to support multiple types of motorized and non-motorized modes of transportation, minimize congestion, improve emergency vehicle response time and reduce existing hazards.

The Transportation and Mobility Network map presents a general summary of recommendations included in the Village's Transportation Master Plan (2015). Any implementation of transportation related improvements should refer to the more detailed recommendations provided in the Transportation Master Plan.

Legend

- Interstate
- Arterial
- Village Collector - Existing
- Village Collector - Proposed
- Rural Collector
- Local - Existing
- Dead End
- Realignment
- Existing Interchange
- Existing Signal
- Potential Signal
- Hydrology
- Railroad
- Municipal Limits



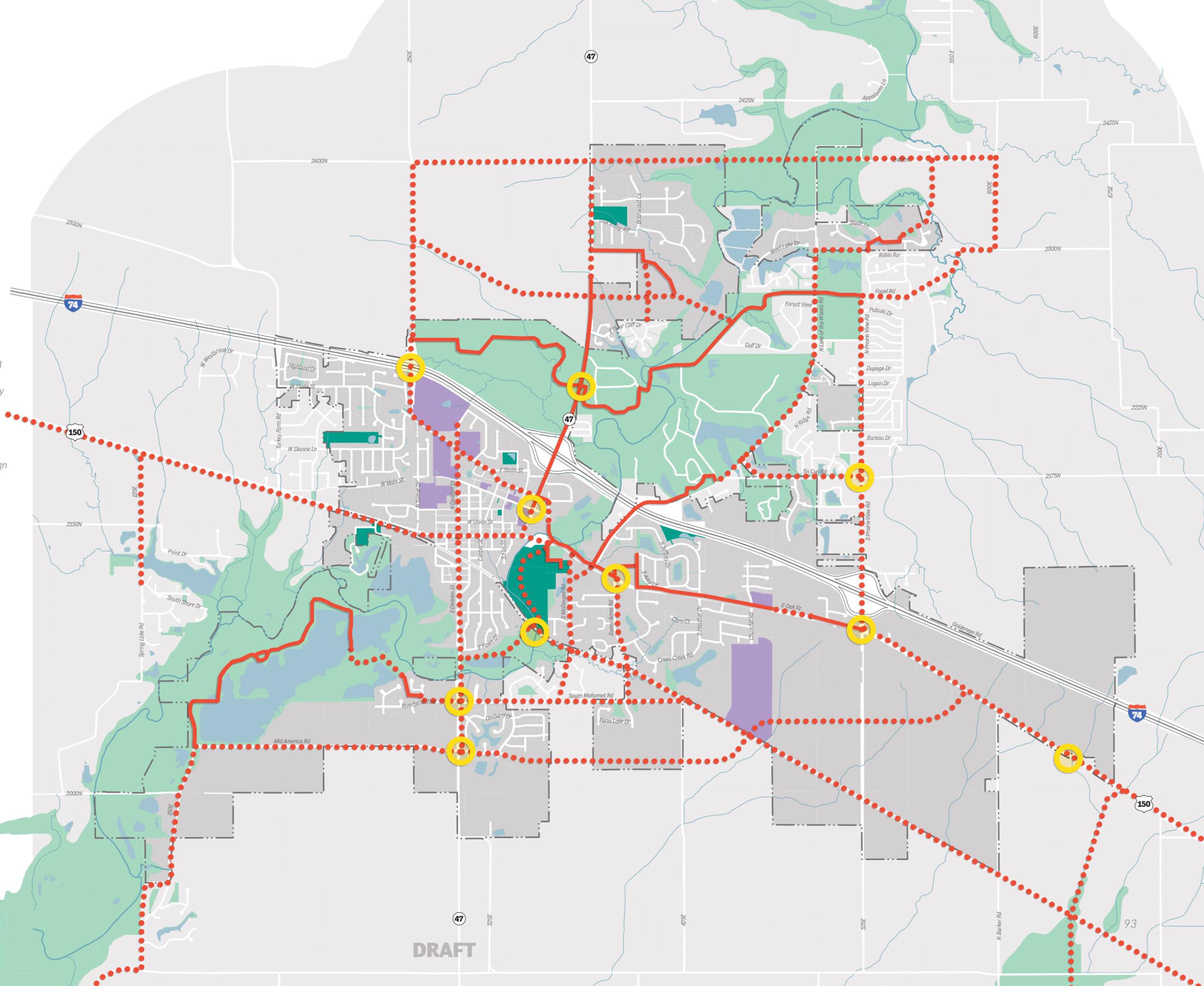
Greenways, Trails & Pathways Plan

There is a need for enhanced pedestrian and bike connectivity throughout the Village. Alternative modes of transportation encourage an active lifestyle while reducing traffic congestion and emission levels. Quality sidewalks with safe, visible crosswalks are essential to maximizing pedestrian activity, along with strategically placed bike lanes and multi-use trails.

Key pedestrian and bicycle destinations include school district parks, school facilities, forest preserve areas, downtown, and the Sangamon River. This Greenways and Trails map is intended to supplement related recommendations contained in the Champaign County Greenways and Trails Plan.

Legend

-  Existing Trail/Pathway
-  Proposed Trail/Pathway
-  Enhanced Crossing
-  Village Parks
-  Forest Preserve
-  Community Asset / Recreation Facility
-  Hydrology
-  Railroad
-  Municipal Limits



Roadway Capacity

The most traveled segments of the Mahomet-area roadway network are on US Route 150 between IL Route 47 and Prairie View Road (I-74 interchange). In this area, average daily traffic (ADT) counts range between 9,000 and 10,000 vehicles. Traffic counts along IL Route 47 also range between 9,000 and 10,000 vehicles per day to the south of the I-74 interchange, but drop to less than 6,000 ADT to the south of US Route 150 and north of the I-74 interchange. Existing lane configurations and site access along IL Route 47 and US Route 150 are sufficient and should continue to allow for an adequate level of service along these two busy corridors.

In general, Mahomet's existing roadway infrastructure is currently sufficient and meets the community's existing needs for access and circulation to residential, retail, and employment areas. As indicated in the Transportation and Mobility Plan figure, as development occurs, some roadways will need to be enhanced to accommodate higher traffic volumes and additional turning movements related to adjacent residential and commercial development.

Truck Traffic

Truck traffic is limited to interstate and arterials. I-74 is a Class I truck route, and IL Route 47 is a Class II truck route. There are no Class III truck routes in Mahomet. Though US Route 150 and Prairie View Road (to the south of I-74) are not formally designated truck routes, moving forward these roadways should be enhanced to support local truck traffic serving future business park uses in and around Smithebrooke Park and the East Mahomet TIF district. Any future improvements to these roadways, including potential roundabout facilities, should be designed to accommodate truck turning radii.

School-Related Congestion

Traffic issues within Mahomet are largely limited to congestion surrounding Mahomet-Seymour Community School facilities during the early morning and evening when parents are dropping off or picking up their children. In general, the Village should establish a dialogue with MSCS to work through potential school-related congestion issues. Two specific recommendations are provided here. Recently, Sangamon Elementary has implemented a traffic plan which utilizes Jefferson Street to reduce traffic impact on Main Street.

Lincoln Trail Elementary

MSCS currently instructs parents to use the entrance at Dorchester Street and State Street for pick-up and drop-off. Lack of a parking lot or access drive at this location has resulted in congestion along both roadways as parents queue their vehicles and causes additional stress on local street infrastructure. The Village and MSCS need to work together to develop a strategy more alleviating for this congestion. For example, there may be an opportunity to create a pull-in, drop-off area on school property and on right-of-way adjacent to Lincoln Trail Elementary School near the intersection of Dorchester Drive and State Street. Alternatively, the school may be able to utilize the undeveloped area north of the school for parking or school bus staging that would allow a portion of the existing parking areas to be used for student pick-up and drop-off.

Future School Campus

The school district's long term plans to establish a new elementary in the south-east portion of the Village may alleviate congestion surrounding some of the current facilities. MSCS recently opened Middletown Prairie Early Childhood Center on a 76-acre site to the south of the intersection of Churchill Road and US Route 150. A signal was installed at this intersection to accommodate additional school-related traffic volumes in the area. As new facilities come online, the Village should continue to work with MSCS to develop adequate internal parking, pick-up/drop-off, and bus staging facilities to minimize the potential for congestion on local streets to be located in future residential areas surrounding the school campus site.

Champaign County Regional Planning Commission

Long Range Transportation Plan

The Village borders the western boundary of the study area for the Champaign Urbana Urbanized Area Transportation Study (CUUATS). CUUATS adopted a Long Range Transportation Plan (LRTP) in 2009 (updated in 2014) which details how the urbanized area transportation system will evolve through the year 2035. The Village should work with the Champaign Urbana Regional Plan Commission to coordinate future improvements with regional transportation goals and objectives. Doing so will facilitate efficient use of Village resources and enhance the Village's ability to secure grant funding for proposed transportation improvements.

The following projects outlined in the LRTP could have a direct impact on transportation within Mahomet.

Resurfacing of US Route 150

The LRTP includes plans to resurface a 9.7 mile length of US Route 150 from Mattis Avenue near the I-74/I-57 interchange in Champaign to Mahomet. IDOT has included this recommendation within its long range projects for the Champaign-Urbana area to be completed between 2015 and 2017. As these improvements take place, the Village should work with IDOT and Champaign County to coordinate other enhancements to infrastructure along US Route 150 such as stormwater, utility and telecommunications improvements. Such improvements would be beneficial to economic development efforts along the US Route 150 corridor. Improvements have been completed from Prairieview Road to Barker Road.

Possible Interchange on I-74 in west Champaign

The LRTP identifies the area along I-74 between Staley and Duncan Roads, at Lindsey Road, as the potential location for a future interchange. Interchanges provide opportunities for retail as well as employment uses, and if an interchange were to be established in west Champaign, it may offer competition to Mahomet-area businesses and impact the Village's position within the regional market. The interchange justification study has not yet been funded, which means that completion of any such interchange, if it were approved, is not likely to occur within the next 10 to 15 years. The Village should continue to monitor the status of this project and maintain a dialogue with Champaign County regarding potential costs and benefits of the proposed interchange.

Intercity Bus System

One of the goals of the LRTP is to provide facilities for non-auto modes of transportation and improve mobility in the region. Intercity bus service is identified as a means of enhancing transit options and the LRTP calls for expanded bus service along key routes including I-74. The Village should support the development of an intercity bus system and encourage the location of a bus stop in Mahomet. Bus facilities would help connect Champaign-Urbana residents and students to the Village's commercial destinations, including Downtown Mahomet, as well as nearby regional parks and recreation assets.

Railroad Crossings

The Norfolk Southern railroad travels east-west across the central portion of the Village. There are no terminals or stops along the railroad within Mahomet. Train volume along the Norfolk Southern railroad is estimated at two trains per day on average. Rail crossings on major corridors are signalized, while local street crossings are either unidentified or marked and controlled using either a stop or yield sign. No crossing gates are in place at any of the Village's at-grade railroad crossings. There are also several crossings for individual residents and businesses to the west of IL Route 47. If train or traffic volumes increase, signals with crossing gates may be warranted at several intersections. The IL Route 47 at-grade crossing is currently signalized and should be studied to ensure that additional safety measures are not needed at this intersection.

Greenways & Trails

In addition to vehicular transportation, there is a need for enhanced pedestrian and bike connectivity throughout the Village. Alternative modes of transportation encourage an active lifestyle while reducing traffic congestion and emission levels. Quality sidewalks with safe, visible crosswalks are essential to maximizing pedestrian activity, along with strategically placed bike lanes and multi-use trails. Key pedestrian and bicycle destinations include school district parks, school facilities, forest preserve areas, downtown, and the Sangamon River. This section of the Plan is intended to supplement related recommendations contained in the Champaign County Greenways and Trails Plan.

Sidewalk Program

The Village should evaluate the potential establishment of a sidewalk construction and maintenance program to identify and prioritize areas throughout the community where sidewalk improvements are needed. The installation of sidewalks along primary thoroughfares and key pedestrian travel routes (e.g. routes to schools or parks) should be a priority. The Village could choose to wholly fund the program or require property owners requesting sidewalk improvements to pay a share of the project costs. Such a program should be incorporated within the Village's larger capital improvements plan.

Residential Neighborhoods

Within the Middletown area, the historic core of Mahomet, small block structures facilitate convenient bicycle and pedestrian travel, but many areas lack pedestrian infrastructure. Conversely, many of the Village's newer subdivisions have sidewalks and streetlights on both sides of the street, but larger blocks and meandering block patterns make pedestrian travel less convenient.

Complete Streets

"Complete streets" refers to roadways that are designed that safely accommodate a wide range of users of all ages and abilities including pedestrians, bicyclists, motorists, and public transit. There is no single design prescription or cross-section for a complete street, and typical components include, but are not limited to: sidewalks, on-street bike lanes (or wide paved shoulders), off-street trails, frequent enhanced crossing opportunities, median islands and pedestrian refuges, accessible pedestrian signals, and curb extensions. Complete street applications should vary based on traffic volumes and development context, such that roadway's cross-section in a rural area will differ from that of an urban area. However, regardless of context, roadways should be designed to balance safety and convenience for everyone using the road. The Village should consider a policy that accommodates all modes of transportation in the development of transportation infrastructure, while understanding a "complete streets" policy may be financially burdensome for a Village of this size.

Champaign County Greenways & Trails Plan

The Champaign County Regional Plan Commission adopted the Greenways and Trails Plan in June of 2014. Within the Village of Mahomet, trails largely parallel collector roads and arterials. While local streets provide sufficient access to neighborhood parks, trails are aimed at providing convenient pedestrian and bicycle travel between neighborhoods and interconnecting the Village's larger parks with the regional amenities provided by the Champaign County Forest Preserve District.

As shown in the Greenways and Trails figure, key segments of the Champaign County Greenways and Trails Plan include bike paths and multi-purpose paths along IL Route 47, US Route 150, Lake of the Woods Road, Mid America Road, and South Mahomet Road. The Village has begun to implement recommendations in the Champaign County Greenways and Trails Plan. This section of the Comprehensive Plan identifies on-going efforts as well as additional trail segments that complement the previously proposed Mahomet-area trail network.

The Greenways & Trails Plan figure identifies existing and proposed trail locations recommended in the 2014 Greenways & Trails Plan.

Regional Connections

The only proposed path that includes a connection to the larger region is parallel to the US Route 150 corridor, travelling the length of the Village and its planning jurisdiction and continuing onto Mattis Avenue in Champaign.

Barber Park Greenway & Lake of the Woods Road Improvements

The Village has recently completed installation of a 10-foot wide multi-purpose path between US Route 150 and the south entrance of the Lake of the Woods Forest Preserve. With assistance from an Illinois Transportation Enhancement Program (ITEP) grant, the Village also completed construction of a pathway connection to Barber Park to the south of US Route 150 via a pedes-



trian underpass. The project established a safe north-south crossing under US Route 150 for pedestrians and bicyclists, promoting alternative modes of transportation and enhancing transportation connections within the community. This project is the first among efforts by the Village to incorporate the Champaign County Greenways and Trails Plan recommendations into local planning initiatives and represent a key link between Village parks and regional open space.

Mahomet River Walk

The proposed one mile pathway would become part of a countywide network of pedestrian and bicycle facilities that are detailed in the 2013 Champaign County Greenways and Trails Plan. The plan, initiated to promote, enhance and preserve the Sangamon River, includes an ADA accessible 10 foot wide multiuse path and features kayak/canoe access points and expanded parking in the Sangamon River Greenway Park.

The plan is endorsed by the Mahomet Rivertrails Committee, Champaign County Greenways and Trails, Champaign County Visitors Bureau and Champaign County First. Champaign County First is a united countywide effort to identify projects and/or initiatives that, when successfully completed, will greatly benefit the citizens of Champaign County; spur economic development; and improve the quality of life in Champaign County. Champaign County First partners are committed to advocating on behalf of the identified projects at the local, state and/or federal level with one voice in order to transform Champaign County.



Crossings

I-74, the Norfolk Southern railroad, and US Route 150 limit north-south connectivity within the Village. Further dividing the community east and west is IL Route 47 and the Sangamon River, which crisscross the central portion of the Village. Recent improvement projects, namely the Lake of the Woods Road and Barber Park underpass improvements, underscore the Village's desire to address the issue of connectivity and identify opportunities to establish an integrated network of parks and open space that is easily accessible from throughout the Village.

IL Route 47 Trail Crossing

There is currently a trail crossing located at IL Route 47 to the north of I-74, linking the east and west portions of the Lake of the Woods Forest Preserve. While the presence of a crossing is beneficial to non-motorized connectivity, the crossing is potentially problematic due to the high speed of traffic along IL Route 47 (posted speed limit is 35 mph, but there is a need for speed control) and limited sight lines related to changes in terrain. The Village should work with IDOT to determine the feasibility of a signalized pedestrian crossing that is timed with the nearby signal located on the north side of the I-74 interchange.

Sangamon River Pedestrian Bridge

As shown in the Greenways and Trails Plan figure, the preliminary alignment of the recommended Sangamon River Trail would require a pedestrian bridge near the existing railroad bridge. A pedestrian link over the river is a key component to establishing a continuous trail along the Sangamon River between the River Bend Forest Preserve and the Lake of the Woods Forest Preserve.

To minimize the need for an at-grade rail crossing, a pedestrian underpass may also be required along the river bank, under the railroad bridge.

Crowley Road (CR 250 E) Bridge

The importance of the Crowley Road overpass at I-74 will increase as development occurs in the areas to the north of I-74. The overpass also forms a key link between existing neighborhoods and the multi-use trail that passes through the Buffalo Trace Prairie portion of the Lake of the Woods Forest Preserve. Similar to improvements along Lake of the Woods Road and the I-74 overpass, as development occurs, the Village should work with IDOT to facilitate improvements to Crowley Road and accommodate pedestrian facilities along the I-74 overpass. Access to the unimproved frontage road located nearby that parallels Crowley Road and I-74 should also be gated.

At-grade Railroad Crossings

Several roadways, such as Prairie View Road and Sunny Acres Road, will become increasingly relied upon for north-south travel as residential, commercial and industrial development takes place on the Village's eastern side. At-grade crossings along these roadways are not currently signalized and should be improved where appropriate to safely accommodate future higher traffic volumes.

IMPLEMENTATION STRATEGY

Village of Mahomet Comprehensive Plan



IMPLEMENTATION STRATEGY

The Comprehensive Plan establishes a “road map” for growth and development within the Village of Mahomet over the next 15 to 20 years. The plan is the culmination of the collective efforts of Village staff and officials, the Comprehensive Plan Steering Committee, the Plan and Zoning Commission, the Board of Trustees, and the Mahomet community. While adoption of the Comprehensive Plan represents the end of an initial multi-year planning process, it also represents the first step in the much longer journey of guiding change within the community and implementing the recommendations of the plan.

This section briefly highlights the next steps that should be undertaken to begin the process of plan implementation. These include the:

- Use of the Comprehensive Plan on a day-to-day basis to guide Village policies and decision-making.
- Review and update of the Zoning Ordinance, Subdivision Ordinance, and other development controls to reflect policies presented in the Comprehensive Plan.
- Expansion and continued annual updates of the Capital Improvements Plan (CIP) to plan for recommended improvements.
- Promotion of cooperation and participation among various agencies, organizations, community groups, and individuals.
- Preparation of a 5-year action plan to prioritize objectives and list accomplishments of preceding years on an annual basis.
- Enhancement of public communication regarding plans and decision-making.
- Updating of the Comprehensive Plan at regular intervals.
- Exploration of possible funding sources and implementation techniques.

Use the Plan on a Day-to-Day Basis

The Comprehensive Plan is Mahomet's official policy guide for land use and development. It is essential that the Plan be used on a regular basis by Village staff, boards, and commissions to review and evaluate all proposals for improvement and development within the community, prioritize public expenditures, and encourage private sector investment. Specifically, agencies and service providers should reference the Plan when assessing investment in new facilities, infrastructure, or programming. The Plan should be referred to for guidance in making regulatory recommendations and actions that impact development.

Promote Cooperation & Participation

In carrying out the administrative actions and spearheading of public improvement projects called for in the Comprehensive Plan, the Village of Mahomet should foster a spirit of cooperation and collaboration needed to successfully implement the Plan. The Plan must be based on a strong partnership between the Village, other public agencies, various neighborhood groups and organizations, the local business community, and the private sector. The Village's partners should include:

- Other governmental and service districts, such as the Mahomet-Seymour Community Schools, Cornbelt Fire Protection District, Mahomet Township, Champaign County, Champaign County Forest Preserve, Library, Sangamon Valley Public Water District, Champaign County Regional Planning Commission, City of Champaign, Illinois Department

of Transportation (IDOT), etc.;

- Private and not-for-profit service providers, such as Illinois American Water, or private education entities, who are not directly under the purview of local government but provide critical community-based services and amenities;
- The development community, which should be encouraged to undertake improvements and new construction that conform to the Plan and enhance the overall quality and character of the community; and,
- The Mahomet community. All residents and neighborhood groups should be encouraged to participate in the on-going planning process, and all should be given the opportunity to voice their opinions on improvement and development decisions within the Village.



Continued Partnerships with Neighboring Communities

The Village has a formal boundary agreement with the City of Champaign that establishes which areas could potentially be annexed by each community in the future. In addition to securing boundary and service agreements with neighboring communities and service providers, the Village should coordinate growth and development along its boundaries. For example, many of the land use and development recommendations along the US Route 150 corridor, which traverses the Mahomet-Champaign boundary, mirror the employment-related land use recommendations contained within the City of Champaign's Comprehensive Plan. The Village should maintain dialogue with the adjacent communities regarding future land use, development, and annexation.

Mahomet Community Economic Development Commission

The Village's Mahomet Community Economic Development Commission (MCEDC) is a key asset in building partnerships and implementing plan recommendations. The nine-member MCEDC is charged with the mission:

"To advance the Mahomet community business environment and economic prosperity, through planning programs and services to entrepreneurs, small business owners and partner organizations."

While the MCEDC is generally concerned with economic development within the Mahomet area, its priorities include fostering industrial development, enhancing commercial and service sector offerings, and leveraging recreation as an economic engine within the Village.

In 2010, the Village partnered with the Champaign County Regional Planning Commission to develop an Economic Development Strategy for the Village of Mahomet centered on these three goals. Some of the key recommendations contained in the strategy include making areas along the US Route 150 corridor 'shovel ready' through investments in infrastructure and incentive programs, establishing a marketing program and revising business development policies, and examining the potential for a regional sports complex and Sangamon River Walk.



Update the Plan on a Regular Basis

It is important to emphasize that the Comprehensive Plan is not a static document. If community attitudes change or new issues arise which are beyond the scope of the current Plan, the Plan should be revised and updated accordingly.

Although a proposal to amend the Plan can be brought forth by petition at any time, the Village should regularly undertake a systematic review of the Plan. Although an annual review is desirable, the Village should initiate review of the Plan at least every two to three years. Ideally, this review should coincide with the preparation of the annual budget and Capital Improvement Plan update.

In this manner, recommendations or changes relating to capital improvements or other programs can be considered as part of the upcoming commitments for the fiscal year. In turn, development regulations may need to be amended to most accurately reflect the intent of any modifications to the Comprehensive Plan. Routine examination of the Plan will help ensure that the planning program remains relevant to community needs and aspirations.

The Village should:

- Make the plan available online for free, provide hard copies at the Village Hall available for purchase and have a copy on file at the public library for reference;
- Provide assistance to the public in explaining the Plan and its relationship to private and public development projects and other proposals, as appropriate;
- Assist the Board of Trustees in the day-to-day administration, interpretation, and application of the Plan;
- Maintain a list of current possible amendments, issues, or needs which may be a subject of change, addition, or deletion from the Comprehensive Plan; and
- Coordinate with, and assist the Plan and Zoning Commission and Board of Trustees in the Plan amendment process.

Capital Improvements Plan (CIP)

As a critical tool for Comprehensive Plan implementation, the Village should review and update its Capital Improvements Plan (CIP) as needed to reflect Comprehensive Plan recommendations. A CIP is a complete schedule of prioritized public improvement projects, typically extending over a five-year period. These projects might include the restoration and upgrading of existing utilities and infrastructure, and the renovation, expansion, or relocation of Village facilities.

In reviewing the Capital Improvements Plan, the Village should first prepare a list of all public improvements within the next five years that are recommended in the Comprehensive Plan. All projects should then be reviewed and prioritized and cost estimates prepared along with potential funding sources.

The CIP may need to be expanded, condensed, or completely reworked based on the goals set by the Comprehensive Plan.

Financial resources within the Village of Mahomet, as like many municipalities, will always be limited and public dollars must be spent wisely. A thorough Capital Improvements Plan will allow the Village to prioritize the most desirable or beneficial public improvements while remaining within budget constraints.

Coordination

Residents and businesses in the Village of Mahomet and surrounding areas receive their services from a variety of providers including the Village, public utilities, and private companies. Service providers, whether public- or private sector, frequently use a Capital Improvement Plan to map out growth and investment in facilities and infrastructure. As the Village updates and monitors its own Capital Improvement Plan, Village staff should coordinate with other community facilities providers including the Sangamon Valley Public Water District, IDOT and Champaign County, to ensure that investment is occurring in a logical manner and synergies can be created between public, quasi-public, and private improvements.

Annual Review

A CIP is essential to the coordinated and efficient implementation of the Comprehensive Plan and should be reviewed annually. The costs and benefits of proposed improvements should always be examined and used to establish priorities. The annual review of the CIP should seek and examine both near term projects and long term needs and opportunities.

Prepare an Implementation Action Agenda

The Village should prepare an implementation “action agenda” which highlights improvement and development projects or activities to be undertaken during the next few years. For example, the “action agenda” might consist of:

- A detailed description of the projects and activities to be undertaken;
- The priority of each project or activity;
- An indication of the public and private sector responsibilities for initiating and participating in each activity; and,
- A suggestion of the funding sources and assistance programs that might potentially be available for implementing each project or activity.

The Capital Improvement Plan described earlier is one component of the Implementation Action Agenda. However, the “action agenda” must go beyond the Village’s capital investments to address programs or policies that may require the efforts of several stakeholders, including Village staff, local interests, or citizens of Mahomet. To remain current, the agenda should be reviewed and updated regularly.

Enhance Public Communication

The process undertaken to create the Comprehensive Plan was, in and of itself, an important step in educating the community about the relevance of planning and the Village’s role in defining its future. Through the Comprehensive Plan Steering Committee, a community vision workshop, resident questionnaire, and interactive web-based engagement, much positive momentum has been forged. In order to build on this foundation, the Village should ensure that the Plan’s major recommendations and “vision” for the future are conveyed to the entire community.

The Village should also consider additional techniques for responding quickly to public questions and concerns regarding planning and development. For example, the Village might prepare a new informational brochure and online information on how to apply for zoning, building, subdivision, and other development related permits and approvals. It might also consider special newsletter and/or webpage features that focus on frequently raised questions and concerns regarding planning and development.

Explore Funding Sources & Implementation Techniques

Many of the projects and improvements called for in the Comprehensive Plan can be implemented through administrative and policy decisions or traditionally funded municipal programs. However, other projects may require special technical and/or financial assistance.

The Village should continue to explore and consider the wide range of local, state, and federal resources and programs that may be available to assist in the implementation of planning recommendations. For example, initiatives related to economic development, neighborhood stabilization and housing, or sustainability and environment can receive assistance from grant programs established for specific categories of actions or projects.

Potential Funding Sources

A description of potential funding sources currently available is summarized below. It is important to note that the Village should continue to research and monitor grants, funding agencies, and programs to identify new opportunities as they become available.

Business Development District

A Business Development District (BDD) would allow the Village to levy up to an additional 1% retailers occupation tax, 1% hotel tax, and 1% sales tax within a designated district. Similar to a TIF district, a BDD has a maximum life of 23 years. BDD legislation also permits municipalities to utilize tax revenue growth that has been generated by BDD properties to fund improvements in the district. As designated in Division 74.3 of the Municipal Code of the State of Illinois, a municipality may designate, after public hearings, an area as a Business District. Business district designation also empowers a municipality to carry out a business district development or redevelopment plan through the following actions:

- Approve development and redevelopment proposals.
- Acquire, manage, convey, or otherwise dispose of real and personal property acquired pursuant to the provisions of a development or redevelopment plan.

- Apply for and accept capital grants and loans from the federal and state government for business district development and redevelopment.
- Borrow funds for the purpose of business district development and redevelopment, and issue general obligation or revenue bonds, subject to applicable statutory limitations.
- Sell, lease, trade, or improve such real property as may be acquired in connection with business district development and redevelopment plans.
- Business district planning activities.
- Establish, by ordinance or resolution procedures for the planning, execution, and implementation of business district plans.
- Create a Business District Development and Redevelopment Commission to act as an agent for the municipality for the purposes of business district development and redevelopment.

BDD funds can be used for infrastructure improvements, public improvements, site acquisition, and land assemblage. Given the limited amount of funds that a BDD is capable of generating, compared to a TIF district, BDD is best suited for funding small scale improvements and property maintenance programs.

Special Service Area (SSA)

A Special Service Area (SSA) could provide another means of funding improvements and programs within Mahomet. In an SSA, a small percentage is added to the property tax of the properties within the defined service area. The revenue received from this targeted increase is channeled back into projects and programs benefiting those properties. An SSA can be rejected if 51% of the property owners and electors within a designated area object. SSA's are particularly useful in areas with a concentration of businesses such as a downtown or corridor.

SSA funded projects can include such things as district marketing and advertising assistance, promotional activities and special events, streetscape and signage improvements, and property maintenance services. SSA's can also be used to fund various incentives and tools such as small business loan funds or façade improvement programs discussed previously.

Incentives

The Village can use funding mechanisms such as a TIF district, SSA, or BDD to provide a variety of incentive programs to help the community achieve its goals. These incentives can be used to help attract new development to the area, to help improve existing development, and to encourage business owners to stay in the community and continue to impact the community in a positive way.

While this list of possible incentive programs is not exhaustive, it is representative of the range of options that are available and will provide a good starting point for the creation of a comprehensive incentive program that will help the Village achieve its objectives.

Tax Increment Financing (TIF)

Tax Increment Finance (TIF) utilizes future property tax revenues generated within a designated area or district to pay for improvements and incentivize further reinvestment. As the Equalized Assessed Value (EAV) of properties within a TIF District increases, the incremental growth in property tax over the base year that the TIF was established is invested in the area. Local officials may then issue bonds or undertake other financial obligations based on the growth in new tax revenue within the district.

The maximum life of a TIF district in the State of Illinois is 23 years (although the TIF district can be extended via approval from the Illinois state legislature). Over the life of a TIF district, the taxing bodies present within the district, (such as school or park districts), receive the same amount of tax revenue that was generated in the base year in which the TIF was established. There are provisions that allow for schools to receive additional revenue. (TIF funds can typically be used for infrastructure, public improvements, land assemblage and in offsetting the cost of development – including but not limited to engineering, storm-water and other site related issues.)

Sales Tax Rebate

A sales tax rebate is a tool typically used by municipalities to incentivize businesses to locate to a site or area. The rebate is offered as a percentage of the annual sales tax revenue generated by the establishment and is often tied to benchmarks so that as sales volume increase, so too does the proportion of the rebate. Sales tax rebate percentages can range from 1% to 100% and are dependent on the goals and objectives of the local municipality. Sales tax rebates have proven effective in attracting new businesses and encouraging redevelopment and renovation.

Tax Abatement

A property tax abatement is a versatile tool that can be applied to address a wide range of community issues. Property tax abatements are typically used as an incentive to attract business and revitalize the local economy. In the State of Illinois, municipalities and other taxing districts can abate any portion of the tax that they individually levy on a property. The period of tax abatement on a given property can be no longer than 10 years and the total combined sum of abated taxes for all taxing districts cannot exceed \$4 million over that period. A taxing district can administer the abatement by one of two methods: 1) lowering the tax rate; or 2) initiating a property tax freeze where the property is taxed based on a pre-development assessed value.

In some circumstances municipalities can also petition the County to lower a property's assessment. For example, a commercial property could be assessed at a percentage equivalent to that of a residential property. This is an effective means of lowering a property tax bill, however, it should be noted that this method impacts all taxing districts and not just the district making the request.

Facade & Site Improvement Programs

Façade and Site Improvement Programs can be used to help improve and retain existing businesses by offering low interest loans, grants, or rebates earmarked for improving the exterior appearance of designated properties. In addition to existing businesses within Downtown Mahomet, this program should also be considered for businesses in other areas of the Village including the IL Route 47 and US Route 150 corridors.

Façade Improvement Programs can cover things such as improved signage, windows, painting, shutters and awnings, stairs and porches, walls, cornices, and other exterior components and details. While a property owner typically applies for such programs, in many cases, a business that leases space can also apply for such programs.

While the store owner certainly benefits from a façade improvement program, the community as a whole benefits as well since a shopping district with an attractive appearance will bring in more shoppers and will help create a positive image for the community as a place to live, work, and shop.

Payment in Lieu of Taxes (PILOT)

Payment in Lieu of Taxes (PILOT) is a similar tool to tax abatement. The Village can use PILOTs to reduce the property tax burden of a desired business for a predetermined period. In this instance, a local taxing body and a property owner will agree to the annual payment of a set fee in place of the property taxes. Payments are typically made in the form of a fixed sum but they may also be paid as a percentage of the income generated by a property. In addition, PILOT can also be a means of reducing the fiscal impact on the Village of a nonprofit, institutional use, or other non taxpaying entity locating to a key site. While such uses can be desirable as activity generators, they can also negatively impact municipal services. Provisions can be made to offset that negative impact by allowing the Village to be compensated for at least a portion of the revenue that would otherwise be collected in the form of property tax.

Grant Funding Sources

There are several grant funding sources available to municipalities seeking to enhance local transportation infrastructure and parks and open space offerings. Many of the grants discussed here require that the requested funding be used to support Comprehensive Plan recommendations. As such, the Comprehensive Plan can be used to support grant applications, and plan graphics can serve as a starting point for mapping proposed improvements. Village staff should possess the expertise necessary to apply for these grants, but outside assistance may be used if staff does not have adequate time to dedicate to the application process.

Transportation Funding Sources

In July 2012, President Obama signed into law Moving Ahead for Progress in the 21st Century (MAP-21), a two-year transportation reauthorization bill. MAP-21 replaced the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) which expired in September 2009 and was extended nine times. The goal of MAP-21 is to modernize and reform the current transportation system to help create jobs, accelerate economic recovery, and build the foundation for numerous programs previously funded through SAFETEA-LU. The following discussion summarizes grant programs covered under MAP-21 that could be utilized by the Village to make enhancements to local transportation infrastructure including roadways, sidewalks and trails. The Village should continue to keep informed as to the status of these programs and any new funding sources that may be introduced in the near future.

Congestion Mitigation and Air Quality (CMAQ) Improvement Program

The CMAQ program focuses on projects that provide solutions to regional congestion and air quality problems. Eligible project types have included transit improvements, commuter parking lots, traffic flow improvements, bicycle/pedestrian projects, and projects that result in emissions reductions.

CMAQ funds typically support a wide range of projects including improvements to bicycle facilities, commuter parking, transit facilities, intersections, sidewalk improvements, and signal timing. Funds have also been used to make transportation improvements to eliminate bottlenecks and limit diesel emissions and create promotional campaigns to enhance use of transit and bicycles. Projects must be sponsored by a state agency or local government which must provide a local match of 20% of the total CMAQ funds requested. In the past, these projects have been federally funded at 80% of project costs

Transportation Alternatives Program (TAP) Funds

The Transportation Alternatives (TAP) is a new program funded through MAP-21 that consolidates the former Transportation Enhancements programs (ITEP, TCSP) with the Safe Routes to School and Recreational Trails programs. (This consolidation is occurring over a multi-year process, so the Village should verify the status of current programs and the TAP program to ensure that all potential funding sources are explored.)

TAP funds are administered by IDOT for a variety of alternative transportation projects including the planning, design and construction of on-road and off-road bicycle and pedestrian pathways, including supporting measures such as crosswalks, ADA-compliant curb ramps, pedestrian modifications to existing traffic signals, bicycle lockers/racks, pedestrian lighting, and signage.

TAP funds can also finance vegetation management in transportation rights-of-way to improve roadway safety and provide erosion control, and environmental mitigation addressing stormwater management, control, and water pollution prevention or abatement related to highway construction or runoff. Project sponsors include local governments, transit agencies, and other entities with oversight of transportation or recreational trails.

Surface Transportation Program (STP)

The Surface Transportation Program (STP) provides funding for all types of transportation projects, including pedestrian and bicycle facilities. Projects are selected through the Transportation Improvement Program (TIP) created yearly for projects within the metropolitan planning boundary. Outside the planning boundary, projects are selected through the State Highway Improvement Program. Within STP funding, there are several unique funding programs:

- Safety: 10% of STP funds are available only for safety programs such as railway-highway crossing projects and hazard elimination.
- Transportation Enhancements: 10% of STP funds are available for projects that include pedestrian and bicycle facilities, educational programs, landscaping, and historic preservation, among other factors.

These funds are allocated to coordinating regional councils to be used for all roadway and roadway related items. STP funds from the Champaign-Urbana Urbanized Area Transportation Study can be used for projects such as pavement preservation, highway expansion, congestion mitigation, safety, environmental mitigation, transit, and pedestrian facilities. STP projects require a local sponsor and are selected based on, among other factors, a ranking scale that takes into account the regional benefits provided by the project among other factors.

Truck Access Route Program (TARP)

The purpose of the Truck Access Route Program (TARP) is to assist local government agencies in upgrading highways to accommodate 80,000-pound trucks. Projects must connect to a truck route on one end and terminate a truck generator and/or another truck route (unless phase construction is approved). The local agency must pass a resolution designating the road as a Class II or Class III truck route and post signs with that designation. TARP is designed to help pay the cost difference of upgrading local highways to meet additional weight and geometric requirements. The State provides up to \$45,000 per lane-mile and \$22,000 per intersection or up to 50% of the entire project, whichever is less. The State's share of the cost will not exceed \$900,000.

Pedestrian and Bicycle Safety Program (PBS)

The Pedestrian and Bicycle Safety Program (PBS) is designed to aid public agencies in funding cost-effective projects that improve pedestrian and bicycle safety through education and enforcement. The primary focus of this program is on areas experiencing disproportionately high pedestrian and bicycle crashes and surrounding facilities such as schools, parks, and senior centers.

The program requires A) detailed reports of crash analysis, B) evaluation of crash reports before and after improvements, C) reporting consisting of progress reports and results of research and outreach, D) submittal of monthly TS 600 reports for reimbursement and finally E) allowance off IDOT monitoring of improvement projects.

Projects may include items such as:

- Crosswalk right-of-way sting operations.
- Additional law enforcement or equipment needed for enforcement activities.
- Vehicle speed feedback signs.
- Neighborhood traffic watch programs.
- Photo enforcement – where laws permit.
- School bus cross-arm stings.

The funding also supports projects that inform the public about bicycling and walking safely. Projects may include:

- Pedestrian Safety Action Plans which must be pre-approved by DTS.
- Bicycle Master Plans.
- Development and distribution of maps with safety information.
- Implementation of educational curricula and distribution of educational materials.
- Walk or bike promotional programs.
- Education & distribution of protective equipment (helmets, etc.).

Public Works and Economic Development Program

Under the Economic Development Assistance programs (EDAP) Federal Funding Opportunity (FFO) announcement, EDA will make construction, non-construction, and revolving loan fund investments under the Public Works and Economic Adjustment Assistance Programs. Grants made under these programs will leverage regional assets to support the implementation of regional economic development strategies designed to create jobs, leverage private capital, encourage economic development, and strengthen America's ability to compete in the global marketplace.

The program provides Public Works investments to support the construction or rehabilitation of essential public infrastructure and facilities necessary to generate or retain private sector jobs and investments, attract private sector capital, and promote regional competitiveness, including investments that expand and upgrade infrastructure to attract new industry, support technology-led development, accelerate new business development, and enhance the ability of regions to capitalize on opportunities presented by free trade. Generally, the amount of the EDA grant may not exceed 50% of the total cost of the project. Projects may receive up to an additional 30%, based on the relative needs of the region in which the project will be located, as determined by EDA*.

**In the case of EDA investment assistance to a(n) (i) Indian Tribe, (ii) State (or political subdivision of a State) that the Assistant Secretary determines has exhausted its effective taxing and borrowing capacity, or (iii) non-profit organization that the Assistant Secretary determines has exhausted its effective borrowing capacity, the Assistant Secretary has the discretion to establish a maximum EDA investment rate of up to 100 percent of the total project cost. The next deadline is September 13, 2013 for funding cycle 1 of Fiscal Year 2014.*

To be eligible for the grant, the applicant must demonstrate economic distress through

- a "Special Need," as determined by EDA
- an unemployment rate that is, for the most recent 24-month period for which data are available, at least one percentage point greater than the national average unemployment rate; or
- per capita income that is, for the most recent period for which data are available, 80 percent or less of the national average per capita income.



Parks and Open Space Funding Sources

Illinois Department of Natural Resources

The Village's Parks and Recreation Department should identify projects where a cooperative pursuit of parks and open space grants may be beneficial. The Illinois Department of Natural Resources (IDNR) administers seven grants-in-aid programs to help municipalities and other local agencies provide a number of public outdoor recreation areas and facilities. The programs operate on a cost reimbursement basis to local agencies (government or not-for-profit organization) and are awarded on an annual basis.

Local governments can receive one grant per program per year, with no restrictions on the number of local governments that can be funded for a given location. While several grants are available, the Open Space Lands Acquisition and Development (OSLAD) and Recreational Trails Program (RTP) may be the most applicable to achieving the Village's goal of expanding parks and open space available to Mahomet's residents and establishing an interconnected trail network.

Recreational Trails Program

The federal "Recreational Trails Program" (RTP) was created through the National Recreational Trail Fund Act (NRTFA) as part of the Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) and reauthorized by the SAFETEA-LU. This program provides funding assistance for acquisition, development, rehabilitation, and maintenance of both motorized and non-motorized recreation trails. By law, 30% of each States' RTP funding must be earmarked for motorized trail projects, 30% for non-motorized trail projects and the remaining 40% for multi-use (diversified) motorized and non-motorized trails or a combination of either. The RTP program can provide up to 80% federal funding on approved projects and requires a minimum 20% non-federal funding match. Eligible applicants include municipalities and counties, schools, and private, non-profit and for-profit businesses.

The IDNR administers RTP funds and stipulates that funds can be utilized for trail construction and rehabilitation; restoration of areas adjacent to trails damaged by unauthorized trail uses; construction of trail-related support facilities and amenities; and acquisition from willing sellers of trail corridors through easements or fee simple title.

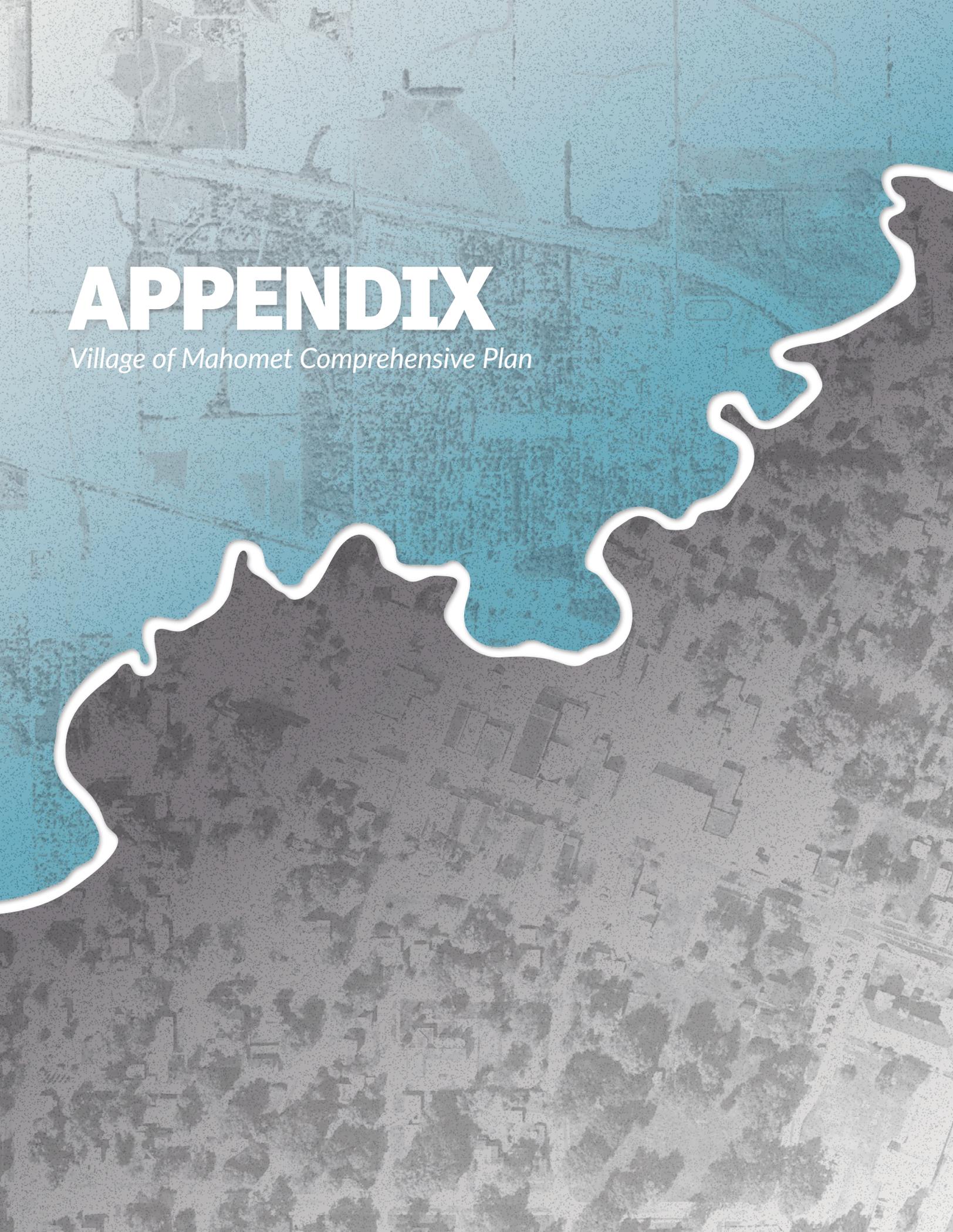
OSLAD

The OSLAD program awards up to fifty percent of project costs up to a maximum of \$750,000 for acquisition and \$400,000 for development/renovation of such recreation facilities as tot lots and playgrounds, community and regional parks, outdoor nature interpretive areas, park roads and paths, and waterfront improvements.

Land and Water Conservation Fund (LWCF) grants are available to cities, counties, and school districts to be used for outdoor recreation projects. Projects require a 50% match. All funded projects are taken under perpetuity by the National Park Service and must only be used for outdoor recreational purposes.

Development and renovation projects must be maintained for a period of 25 years or the life of the manufactured goods. LWCF grants are managed by the IDNR and the application process is identical to the OSLAD application process.

The Village, for example, could utilize OSLAD or LWCF funds to purchase underutilized land for local parks in its established neighborhoods, facilitate construction of the Mahomet Area Activity and Recreation Center, or enhance existing recreation facilities.

An aerial photograph of Mahomet, Illinois, is shown with a teal-colored overlay on the upper portion. A white, irregular outline delineates the village's boundary, separating the teal-shaded area from the unshaded aerial view of the town and surrounding fields.

APPENDIX

Village of Mahomet Comprehensive Plan

APPENDIX A: COMMUNITY OUTREACH ACTIVITIES

Several community outreach activities were conducted to involve elected officials, property owners, the development community, business persons, and residents in the planning process. These outreach efforts informed the planning process, bringing insight on local issues, concerns, and opinions from residents, community leaders, the business community, and other participants.

Comprehensive Plan Steering Commission (CPSC)

Outreach efforts included on-going communication with Village staff and the Comprehensive Plan Steering Commission (CPSC). As a representative group of local residents, business owners, and elected and appointed officials deeply involved in the planning process, the CPSC served as a “sounding board” for the larger community. CPSC members volunteered their time to ensure that the Comprehensive Plan serves as a meaningful tool to implement the changes that the larger Mahomet community desires to see.

Input received from the various community outreach efforts was used in conjunction with an assessment of existing conditions to establish an informed vision of Mahomet's desired future and guide the Plan's recommendations. This section provides summaries from each outreach activity.

Community Outreach Activities

As part of the planning process, the following outreach efforts and initiatives were conducted:

A **Project Initiation Meeting** was conducted with the Comprehensive Plan Steering Committee (CPSC) on December 14, 2011 at Village Hall.

Key Person Interviews were conducted with several people identified by the Village staff and the CPSC. The interview process, which consisted of a question and response dialogue, was conducted on December 14, 2011.

On-line Questionnaire was posted on the project website to solicit input from those unable to attend face-to-face outreach efforts.

An **On-line Community Issues Mapping** tool was posted on the project website to allow residents to identify, map, and provide comments on specific, or general, areas of concern within the Village.

A **Visioning Workshop** was held on Tuesday, May 1, 2012 at the Mahomet Public Library where members of the community put pen to paper and illustrated their vision for Mahomet, highlighting potential strategies to address local issues and identifying desired land use and development throughout the Village and its planning area.

Although this section does not contain summaries for all of the conducted outreach activities, all community input was evaluated and incorporated into the Comprehensive Plan.

Project Initiation Workshop

On Wednesday, December 14, 2011, a project initiation meeting was held at Village Hall with Village staff and the Comprehensive Plan Steering Committee (consisting of the Plan and Zoning Commission). The meeting set the foundation for the comprehensive planning process and included a review and discussion of the overall direction and policy issues facing the Mahomet community. The meeting concluded with a project initiation workshop which solicited the views of the Steering Committee regarding their concerns and aspirations for the Village of Mahomet and its planning area.

Workshop Questionnaire

The project initiation workshop included a four-part questionnaire that focused on issues and concerns facing the Village as well as community strengths and assets. The following is a summary of the thoughts, comments, and opinions voiced during workshop dialogue.

Issues or concerns facing the Village of Mahomet

A number of issues and concerns, covering a wide range of topics, were identified by the Steering Committee at the project initiation workshop. The list of identified issues can be consolidated into the following broad categories: (a) Commercial/Industrial Development; (b) Image & Identity; (c) Parks & Recreation; (d) Village Services & Infrastructure, (e) Property Taxes, and (f) Transportation & Connectivity. A summary of issues and concerns identified and discussed is provided for each specific category below.

Commercial/Industrial Development

Many of the comments from Steering Committee members centered on the condition and future of the Village's commercial areas, including both established districts like the IL 47/Lombard Street corridor and areas where commercial development is desired such as the Prairie View Road/I-74 interchange area. Workshop participants indicated that the Village needs to encourage and attract additional retailers and industrial uses to diversify the tax base and lessen the tax burden of residents. Comments also indicated a desire to balance the need for commercial development with a need for higher quality development that improves the overall appearance and health of Mahomet's commercial areas.

Image & Identity

As highlighted by the Steering Committee, closely tied to the issue of commercial/industrial development is the image and identity of Mahomet. Several participants felt that high profile sites, such as the IL 47 corridor proximate to and visible from I-74, are unattractive with regard to the quality of development, lack of landscaping, façade appearance, etc. It was indicated that the poor appearance of the Village's main entry points can leave a negative first impression on visitors and may detract from Mahomet's image within the larger region. Moreover, some participants observed that improving the Village's image may be a key step in recapturing dollars being spent in nearby Champaign.

Parks & Recreation

In general, participants cited a need for additional recreational opportunities, including year-round indoor facilities, to complement the passive open space amenities provided by the Champaign County Forest Preserve District. It was said that participation in league sports was significant within Mahomet and that existing facilities could not meet demand. Some noted that the Village's parks and recreation department has limited resources and relies on the school district for facilities it cannot afford to provide. Workshop participants were in general agreement that the current parks and recreation funding structure (which consists of program fees offset by Village property tax revenue) was not sustainable given the high degree of participation by residents of unincorporated Champaign County.

Several participants discussed the need for a park land dedication requirement within the Village's subdivision ordinance to ensure that neighborhood park space is provided throughout the community. One participant also suggested that the Village may need to explore the creation of a park district as a means of spreading the costs of services beyond Village limits to the unincorporated population that utilizes the parks and recreation programs.

Recreation Center

In addition to a general need for facilities, nearly all those present at the workshop expressed a specific desire for the development of a recreation center within Mahomet. Participants were split on whether a pool or waterpark facility (indoor or outdoor) should be included at the recreation center. No participants indicated a preferred location for a recreation facility.

Village Services & Infrastructure

In addition to parks and recreation, Steering Committee members indicated a belief that other Village services and infrastructure have been overburdened by the community's expansion and that there should be a greater effort to focus on reinvestment within the Village's established areas. It was also suggested that the Village explore the use of impact fees to offset the costs of expanding infrastructure and ensure that residential development 'pays for itself'.

Property Taxes

Property taxes were discussed throughout the workshop as they relate to Village services, competition with neighboring communities, and future development. Some noted that it was believed that the Village's residential property taxes were on par with those of Champaign, but higher than other nearby communities such as Savoy. Participants indicated a desire to maintain or improve quality of life within Mahomet without raising taxes.

Transportation & Connectivity

The most prominent transportation issue cited was traffic congestion surrounding the Mahomet-Seymour schools along State Street. While specific concerns or problem areas were not identified, this was a primary issue among several workshop participants. Pedestrian and bike connectivity throughout the Village was also a frequently cited issue. Key pedestrian/bike destinations identified by participants included Village/school district parks, school facilities, forest preserve areas, downtown, and the Sangamon River. Barriers to connectivity consisted of the major roadways (I-74, IL Route 47 and US 150). The need for transit service, particularly between Mahomet and Champaign, was also briefly discussed.

Other Issues

- Recreation complex capable of hosting regional sporting tournaments
- Funding to facilitate educational programming
- Competition with Champaign for retail/restaurants
- Annexation of developed areas that lack services/infrastructure
- Need for more liquor licenses
- Old Town Mahomet versus New Town Mahomet
- High land prices
- Impact of tax caps on limiting funds available for infrastructure improvements

Specific projects or actions

When asked to indicate specific projects or actions they would like to see undertaken within the community, the Steering Committee generated a list of ideas. These ideas have been consolidated into the following list of projects and actions:

- Build a Recreation Center/Complex
- Establish commercial design standards
- Enhance local roadways
- Repair/replace aging infrastructure in established areas
- Extend/expand sewer and water infrastructure to underserved areas
- Develop a business park
- Enhance and beautify the areas surrounding Mahomet's two I-74 interchanges
- Enhance bike path connectivity, including the development of a riverwalk
- Update/modernize the zoning ordinance
- Establish tax/business incentives for downtown development
- Improve yard waste cleanup now that a burn ban is in place
- Widen I-74 to six lanes, east to Champaign

Primary Strengths and Assets

Although most of the workshop discussion dealt with issues and concerns that should be addressed in the Comprehensive Plan, the last question focused on the strengths and assets of the community. The following strengths and assets of Mahomet were mentioned by the Steering Committee:

- Mahomet-Seymour School District
- Safe neighborhoods
- Strong sense of community, Small Town feel
- Engaged citizenry
- Proximity to Champaign/Regional location
- Parks and Forest Preserve areas
- Sangamon River

On-Line Questionnaire

An on-line questionnaire was prepared to provide the Mahomet community with a simple, convenient way of participating in the planning process. While the complete results are included in the appendix of this document, a brief summary of the questionnaire is provided here.

Positive Outlook

Overall, the tone of responses to the questionnaire was generally positive with respect to the current state of Mahomet and optimistic with respect to the Village's future. Over 77% of respondents thought the quality of life in Mahomet had stayed the same or improved over the past 10 years, and 93% thought that the Village would stay the same or become a better place. Exceptions to this trend included:

- Dissatisfaction with public transportation options;
- Fear of uncontrolled development and infringement on natural areas;
- Identification of a need to attract businesses and diversify the tax base; and,
- A desire for more community facilities, most notably a public pool.

Best & Worst Characteristics

When asked to identify the five best things about Mahomet, proximity to Champaign-Urbana, small town feel, parks and trails, safety, and schools were the most popular answers. When asked to identify the five worst attributes of Mahomet, the most commonly mentioned included taxes, shopping choices, and job opportunities.

Community Facilities

Most public facilities and services were rated as "fair" or "good." The majority of respondents rated parks, schools, the library, fire protection, and health care as good. Public transportation, on the other hand, was rated as "poor" by more than three-quarters of respondents.

Future Development

Questionnaire respondents indicated that the most desirable types of development include restaurants, retail, and parks and open space. The least desirable types of development include truck stops, apartments and rental housing, and industrial and manufacturing uses.

Issues to Address

The following were cited as the most important issues facing Mahomet:

- Diversifying the tax base;
- Improving overall appearance; and,
- Annexation and growth.

Community Issues Mapping

While the on-line questionnaire provided an opportunity to voice concerns in a written format, some issues are location specific and can be better explained by using maps. An on-line Community Mapper feature was provided on the project website to allow residents to place points and comments on a map of the Village and surrounding areas. The spatial ordering of comments allowed community members to address specific location issues in a simple, intuitive format. The “points of interest” and a summary of some of the responses are provided below:

Undesirable Use

An existing use in the community that is undesirable.

The three points in this category all referenced the current location of a salvage yard to the west of IL Route 47, along the northern bank of the Sangamon River.

Community Asset

An asset to the community that should be maintained or enhanced.

There were 41 points created in this category, almost all of which were parks or other natural resources, ranging from the large forest preserves to local parks. Other community assets identified local businesses and Mahomet-Seymour Community School facilities.

Development Priority Sites

Sites that should be developed or redeveloped in the short term.

There were 10 points in this category. Areas at the fringes of the Village, such as the land south of the I-74/Prairie View Road interchange and the southern end of IL 47, were highlighted as promising places for new development. The residential neighborhood around Spring Lake and land on Crowley Road north of I-74 were labeled as places to be annexed or provided municipal services. The vacant site across from the IGA was highlighted as an opportunity for retail development. A number of problem areas were also mapped for potential roadway changes.

Problematic Intersection

Intersections that are a safety concern or negatively impact the smooth flow of traffic.

This section had 15 points, almost all of which were along IL Route 47 or US Route 150. Prairie View Road north of I-74 also had three trouble spots mapped. The comments about these intersections were almost exclusively recommending the installation of traffic signals or modification of roadway alignments.

Public Safety Concern

Areas that pose a concern to public safety and pedestrians.

Lack of sidewalks and bicycle trails was a common theme of the 15 points in this category. Routes providing access across I-74 and improving the traffic pattern around Mahomet-Seymour High School had the highest concentration of issues.

Key Transit Destination

An area that should be better served by public transit.

One point was provided highlighting the need for transit service to the Mahomet Public Library. The other five points in this category indicate desired locations for an arterial bypass and new roadway crossings over the Sangamon River.

Desired Use/Development

An area and/or use that should be developed.

There were 20 points in this category. Bicycle/walking trails and canoe access points along the Sangamon River were the most commonly requested features. A handful of residential redevelopment and road connections were also suggested.

Poor Appearance

Areas that are unsightly or could benefit from additional landscaping or aesthetic improvements.

There were five points in this category describing highly visible entry points into the Village. The two I-74 interchanges, Crowley Road, and unattractive residential developments were targeted for clean-up, landscape improvements, signage, and stricter development standards.

Other

Three of the five points in the “other” category were about poor drainage in the east end of the Village. The others were about the need for future expansion of the wastewater treatment plant and concern for the impact of proposed development near the Buffalo Trace Prairie.

APPENDIX B: COMMUNITY PROFILE

The Village of Mahomet is a growing community located in central Illinois, immediately west of Champaign. Between 1972 and 2014, Mahomet grew from a rural town of 1,300 to an established community of more than 7,700. The population in the surrounding township has also grown considerably to nearly 14,000 in 2014. The Village is a predominantly a single family community with a large majority of local workers travelling to jobs in the nearby Champaign-Urbana area.

Demographic Trends

The Village of Mahomet grew steadily between 2000 and 2010, through a combination of outward expansion and increased development intensity. Total population grew by 50% and gross population density grew by an estimated 21%.

Median household incomes and median age has also increased, largely due to growth among middle-aged, upper income households. Household income in the area grew at a rate slightly faster than the pace of inflation.

Demographic trends summarized in this section show that both the population and number of households within Mahomet was significant, having increased at an annual rate of more than 4% between 2000 and 2010. Growth has been concentrated among those aged 45 to 59. Patterns of change are varied among lower and middle income households, while a pattern of steady growth can be observed among upper income households. The combination of stable household income and a stable population base also points to an increase in the community's overall purchasing power.

Demographic Summary Village of Mahomet, 2000 - 2010			
	2000	2010	Total Change 2000 - 2010
<i>Population</i>	4,877	7,258	2,381 (48.8%)
<i>Households</i>	1,654	2,595	941 (56.9%)
<i>Median Age</i>	33.7	36.3	2.6 (88.1%)
<i>Average Household Size</i>	2.95	2.80	-0.2 (-0.4%)
Village Area (ac.)	4,479	5,493	1,014 (22.6%)
Gross Population Density (per ac.)	1.09	1.32	0.23 (21.3%)

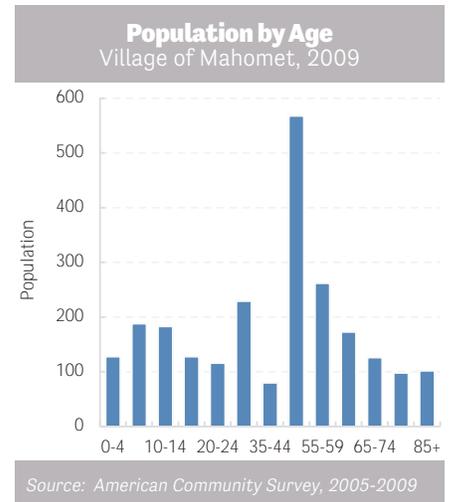
Population Change

The previous table summarizes changes in population and the number of households in the Village of Mahomet.

- Mahomet’s population increased by nearly 50% over the last decade to 7,258 in 2010. This represents an average annual growth rate of 4.06%.
- The number of households in Mahomet has grown by 941 (a 57% increase) since 2000 to 2,595 in 2010. This represents an average annual growth rate of 4.61%.
- The increase in the number of households compared to population is in part a reflection of a trend toward smaller household size within the community. Between 2000 and 2010, the average household decreased from 2.95 persons to 2.80 persons per household.
- Between 2000 and 2010, the median age of the village increased by nearly 3% to 36.3 years old.

As the Village’s population has grown over the last decade, it has also expanded outward, annexing portions of unincorporated Champaign County. At the time of the 2000 Census, the Village of Mahomet composed approximately 4,479 acres with an average of 1.09 people per acre. In 2010, the Village made up 5,493 acres and had approximately 1.32 people per acre. This represents a 23% increase in geographic area and a 21% increase in gross population density between the 2000 Census and 2010 Census.

In concert with significant growth of the community, the portion of the Champaign County area population that is made up of residents from the Village of Mahomet has also increased from 2.7% in 2000 to 3.6% in 2010. This proportion is likely to continue to grow as the Village grows and annexes unincorporated areas of the county.



Racial & Ethnic Composition

The adjacent charts illustrate the estimated 2000 and 2010 racial and ethnic composition of the Village of Mahomet.

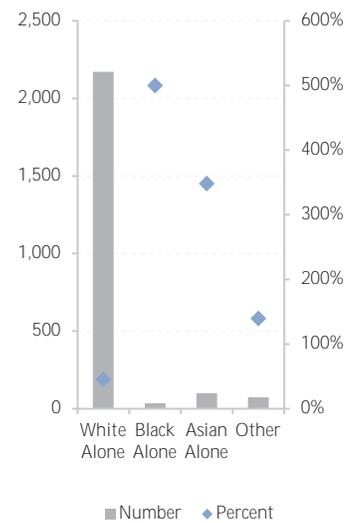
- In 2010, it is estimated that 95.9% of Mahomet’s population is composed of individuals who are considered White Alone (as classified by the US Census). The White Alone population has increased by 2,171 individuals since 2000, a 45.3% increase.
- The community’s non-White Alone population has also grown. Since 2000, the non-White Alone population increased by 210 individuals. This represents an increase of 236%.
- The Asian Alone and Black Alone populations (as classified by the US Census) are the largest racial minority populations within Mahomet, making up an estimated 1.8% and 1.7% of the community’s 2010 population respectively. Over the last 10 years, the Black Alone population grew by 101 individuals (348% increase) while the Asian Alone population has grown by 74 individuals (140%).
- The community’s Hispanic population has an estimated 145 individuals in 2010 and has grown by more than 215% since 2000.

Age Profile

The bullets below summarize population change by age group over the ten year period between 2000 and 2010 is summarized below. While all age cohorts have witnessed double-digit growth over the last decade, the most significant increases occurred among the village’s older residents.

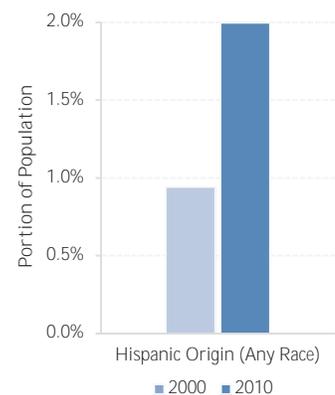
- Mahomet’s population under the age of 25 grew by 743 individuals (+37.4%) between 2000 and 2010.
- The Mahomet population aged 25 to 44 increased by 309 individuals, representing an increase of 20% between 2000 and 2010.
- The largest increases in population were among those aged of 45 to 74. Overall, the four cohorts that make up this group increased by 1,129 (+94%) and came to make up approximately one-third (+32.2%) of Mahomet’s total population in 2010.
- The population over the age of 75 increased by 200 individuals (+148%) between 2000 and 2010.

Change in Population by Race
Village of Mahomet, 2000 - 2010



Source: US Census

Est. Hispanic Population
Village of Mahomet, 2000 & 2010

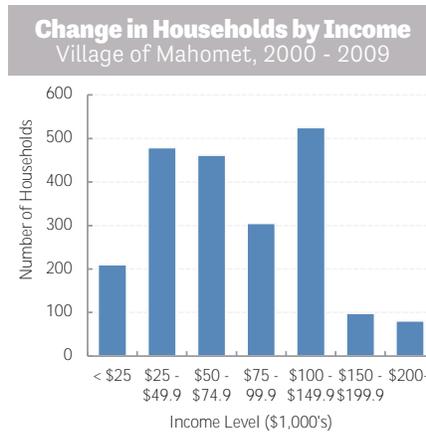


Source: US Census

Household Income

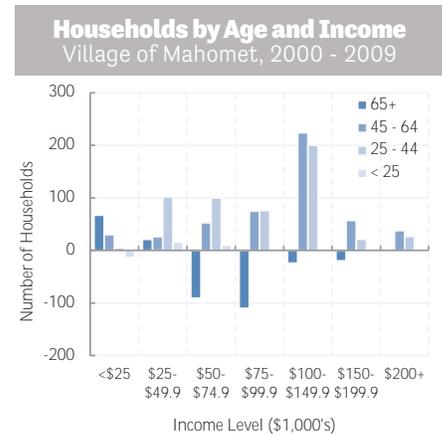
The following chart presents estimated change in household income levels from 2000 to 2009 (the most recent year for which detailed household income data are available). Average household income has increased over the last decade at a rate of increase that has been higher than that of inflation since 2000. The rise in local household income reflects a marked increase in the proportion of upper income households and minimal change among lower and middle income households.

- The number of households earning less than \$50,000 within Mahomet decreased by 4.7%, a loss of 34 households, between 2000 and 2009.
- The number of households earning between \$50,000 and \$100,000 remained stable. Between 2000 and 2009, middle income households increased by 5, a gain of 0.7%.
- The number of households earning more than \$100,000 grew by 217.1% within Mahomet, an increase of 482 households.
- The average income among Mahomet households increased by 33.2% to \$85,603 in 2009. This represents an average annual increase of 2.91%. The national rate of inflation over the same period was 2.56%.



Source: American Community Survey, 2005-2009

NOTE: Household income is calculated as a measure of income, investments, assets and overall net worth. So, while older segments of the population will in fact experience declines in employment income, their net worth and disposable income tends to increase due to a combination of such things as a reduction in expenditures, home equity, retirement funds and other factors.



Source: American Community Survey, 2005-2009

Age by Income

The chart on the previous page illustrates the changes in the number of households according to the age of the head of household and household income. Changes that occurred between 2000 and 2009 (the most recent year for which data regarding household income is available) are shown as they pertain to each respective household age cohort in the community.

For example, the dark blue columns indicate change within the Mahomet householder population over the age of 64. A bar for this age group is shown in each income bracket. A dark blue bar located above the zero line of the graph indicates growth, while a dark blue bar below the zero line indicates decline in this particular age cohort.

Overall, Mahomet has experienced a moderate growth among both lower and middle income households, and significant growth among upper income households. Those aged 25 to 44 in combination with those aged 45 to 64 exhibit similar patterns of growth and account for all increases among upper income households.

- Households aged 25 or younger experienced minimal change regardless of income. No income group within this cohort witnessed an increase or decrease greater than 16 households.
- Mahomet households aged 25 to 44 increased across nearly all age cohorts. The three income groups representing households earning between \$25,000 and \$100,000 each grew by between 76 and 102 households.

- Meanwhile the number of households earning between \$100,000 and \$150,000 grew by 200, representing a 909% increase within this age cohort.
- Those aged 45 to 64 shared a similar pattern of growth to that of the 25 to 44 cohort. The number of households earning more than \$100,000 increased by 224 individuals (+386%).
- Changes in the number of households aged 65 and older varied based on household income. Within this age cohort, the two lowest income groups (under \$50,000) increased by 88 households (+170%). Conversely, all upper income groups (households earning more than \$150,000) decreased by between 50% and 100%.

A large upswing has occurred in the number of upper income households within the village. While a portion of this outcome may be attributed to growth in income among previously established households, it is likely that much of this change can be attributed to the addition of new households to Mahomet and its recently annexed areas.

Market Implications

The Village of Mahomet's total population has grown significantly over the last decade and demographic shifts have taken place within the community.

Moderate growth among lower and middle income households have been bolstered by more significant growth among the village's upper income groups. These income shifts have coincided with an increase among middle aged populations and a slight decrease among the village's older population. The combined result is a slightly older population with increasing household incomes. It is estimated that the average household income within Mahomet has increased by an average annual rate of nearly 3%, while the median age has increased by nearly 3 years.

As a result of steady growth in population and household income, data indicate that the spending power of the Mahomet area has also increased. When the average household income (adjusted for inflation) is multiplied by the number of households, it is estimated that total household income in Mahomet has grown by \$43.7 million since 2000, representing an increase of 31% over a decade. While a portion of this is due to the Village's outward expansion, per household spending power has also increased. While some commercial development has occurred over the last decade, significant growth in Mahomet-area spending power indicates that there may be opportunity for additional retail and commercial service uses within the Village.

Labor Force & Employment

Total Employment

Historic employment estimates for 2002 through 2009 indicate that the number of jobs offered by Mahomet employers has fluctuated over the last decade. The Village hasn't experienced any consecutive years of job gains in the recent past and lost 742 primary jobs between 2002 and 2009.

The most significant employment decline occurred in 2005 when more than one-quarter of all primary jobs in Mahomet were lost. A comparison of data from 2004 and 2009 shows that the majority of recent employment loss within Mahomet has been concentrated in the Transportation & Warehousing. The number of local jobs in this set of industries decreased by nearly 95%, for a loss of 769 jobs over a five year period.

A significant component of this job loss can be attributed to the closing of Roberson Trucking. Due to how data is collected, in addition to the office employees located at what is now the Farm Credit Services building, all truckers working for the company showed up as workers in Mahomet. This means that Mahomet's employment totals were somewhat inflated while Roberson was in operation and that job loss within the Village was not as extreme as data may indicate.

Job losses were partially offset by growth among the Health Care & Social Assistance and Manufacturing sectors which combined to grow by 186%, adding over 200 jobs in Mahomet.

Change in Total Employment Village of Mahomet, 2002 - 2009

Industry (NAICS Code)	Employees	
	1,492	100.0%
Educational Services	314	21.0%
Health Care & Social Assistance	224	15.0%
Retail Trade	173	11.6%
Accommodation & Food Services	170	11.4%
Manufacturing	88	5.9%
Government, Total	70	4.7%
Wholesale Trade	64	4.3%
Transportation, Warehousing & Utilities	58	3.9%
Finance & Insurance	57	3.8%
Administrative and Support & Waste Management	47	3.2%
Other Services (excluding Public Admin.)	47	3.2%
Professional, Scientific & Technical Services	44	2.9%
Information	40	2.7%
Construction	33	2.2%
Arts, Entertainment & Recreation	21	1.4%
Management of Companies & Enterprises	16	1.1%
Real Estate & Rental and Leasing	16	1.1%
Natural Resources & Mining	10	0.7%

Source: US Census, Local Employment Dynamics

Employment by Industry

Employment estimates for 2009 (the most recent year for which data are available) show that the village's economy is relatively concentrated with four industries employing between 21% and 11% of the workforce. In 2009, it is estimated that the public- and private sector businesses in Mahomet employed 1,492.

As shown in the adjacent table, the Educational Services sector provided 314 jobs, representing 21.0% of all employment in the village. The Health Care & Social Assistance Services sector provided the second largest number of jobs within Mahomet, employing 224. The Retail Trade and Accommodation & Food Services sectors also employed 173 and 170 individuals respectively. Another nine industries employed at least 40 workers, each comprising between 2.7% and 5.9% of the village's employment base.

The major employers reflect the employment distribution within the village. The local school district and grocery store represent the Mahomet's two largest employers.

Major Employers Village of Mahomet, 2010

Employer	Employees
Mahomet-Seymour School District	406
Mahomet IGA	110
Farm Credit Services	70
Carle Clinic	27
Village of Mahomet	26
First School	25
Christie Clinic	24
Prairie Materials	15
Midamerica Sand and Gravel	11

Source: Mahomet Community Economic Development Commission

Employment Projections

A comparison of local employment to the larger region further highlights the importance of a diverse job base to the village's well-being. The following table contains employment estimates for the Village of Mahomet and the combined area of Champaign, Ford, Iroquois and Piatt Counties (which is defined as the State of Illinois' Workforce Investment Area (WIA #17)). In addition to reported employment estimates, the table also calculates the village's local share compared to that of the larger region and uses that share alongside employment projections for the region to determine anticipated job growth within Mahomet.

While Mahomet's population made up approximately 2.7% of the region's 2010 population, the village accounted for a smaller proportion (1.2%) of jobs within the region. When Mahomet's local share is applied to the region's projected employment growth of 11,216 jobs, it is indicated that Mahomet could stand to gain an additional 133 jobs between 2008 and 2018.

Industries that are projected to be the largest contributors to job growth in Mahomet between 2008 and 2018 (the most recent years for which projections are available) include:

- Health Care and Social Assistance (48 new jobs)
- Educational Services (33 new jobs)
- Accommodation & Food Services (28 new jobs)
- Professional, Scientific & Technical Services (10 new jobs)
- Administrative Services & Waste Management (10 new jobs)

Employment Projections by Industry
Village of Mahomet & WIA #171, 2008 - 2018

Industry (NAICS Code)	Employment by Industry (2008)			Projected Growth (2008 - 2018)	
	WIA #17	Village of Mahomet	Local Share	WIA #17	Village of Mahomet
	126,103	1,492	1.2%	11,216	133
Health Care & Social Assistance	14,325	224	1.6%	3,052	48
Educational Services, Private & Public	32,876	314	1.0%	3,434	33
Accommodation & Food Svcs.	10,125	170	1.7%	1,662	28
Professional, Scientific & Tech. Services	4,430	44	1.0%	1,049	10
Administrative & Waste Mgmt. Svcs.	3,556	47	1.3%	745	10
Transportation, Warehousing & Utilities	4,376	58	1.3%	509	7
Retail Trade	12,293	173	1.4%	449	6
Government, Total	6,273	70	1.1%	480	5
Arts, Entertainment & Recreation	1,101	21	1.9%	198	4
Other Services	4,268	47	1.1%	332	4
Finance & Insurance	3,350	57	1.7%	169	3
Construction	4,913	33	0.7%	379	3
Wholesale Trade	4,930	64	1.3%	106	1
Real Estate & Rental & Leasing	1,724	16	0.9%	107	1
Mgmt. of Companies & Enterprises	535	16	3.0%	32	1
Information	2,745	40	1.5%	-22	0
Natural Resources & Mining	3,574	10	0.3%	-264	-1
Manufacturing	10,709	88	0.8%	-1,201	-10

¹ Workforce Investment Area #17 comprises Champaign, Ford, Iroquois, and Piatt Counties.

Source: US Census, Local Employment Dynamics

Labor Inflow/Outflow Analysis

The figure below illustrates the volume of labor inflow and outflow for the Village of Mahomet.

- Light Blue – Workers employed in Mahomet, but living outside the Village.
- Blue – Workers employed outside of Mahomet, but living in the Village.
- Dark Blue – Workers that live and work in the Village of Mahomet.

The labor flow data discussed here is from 2009 which is the most recent year for which data is available. The community’s labor shed is dispersed throughout the greater Champaign area, with nearly half of all workers living within 10 miles of Mahomet. In 2009, over 80% of the community’s estimated 1,492 primary jobs were performed by workers who live outside of Mahomet. Only 289 individuals both live and work within Mahomet, with 88% of local workers travelling to jobs outside of the village.

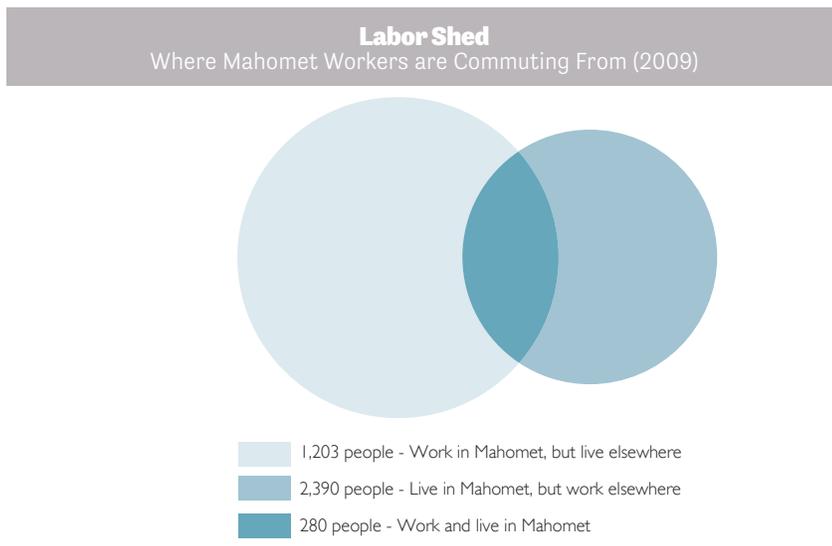
Data indicate that on a given weekday, the number of workers entering Mahomet (1,203) is approximately half than the number of workers commuting outside of the village (2,390). As shown in the following figure, Mahomet’s workers are travelling from throughout the surrounding region with no single community home to more than 10% of local workers. Approximately 49% of people employed in Mahomet are travelling less than 10 miles and another 24% of all workers are commuting between 10 and 24 miles. A similar proportion (79%) of Mahomet residents is commuting less than 24 miles to their places of work.

Market Implications

Mahomet is an established community with a local economy that has been in flux over the last decade. Between 2002 and 2009, the village lost nearly one-third of all primary jobs. This job loss in combination with an expanding population has resulted in a shift from a somewhat autonomous local economy to that of a “bedroom” community where households outnumber jobs and the outflow of commuters is nearly double that of incoming workers.

Although local employment has decreased in recent years, projections for the region indicate there is potential for the Mahomet economy to regain lost jobs and expand in the coming years. Moving forward, the Village of Mahomet should continue to focus on balanced economic growth and work to attract and retain employers across a range of industries. While the Village is currently in a position to benefit from projected job growth in established industries, there may be opportunities to further diversify the local economy.

The region’s most significant and growing industries include Health Care and Social Assistance, Accommodations and Food Services, and Professional, Scientific and Technical Services. The community should continue to support its office and industrial employers and promote the development of areas to accommodate additional non-retail employment.



Source: US Census, Local Employment Dynamics