

The City Council of the City of Mattoon held a Regular City Council meeting in the Council Chambers of City Hall on October 21, 2025. Mayor Hall presided and called the meeting to order at 6:30 p.m.

The following members of the Council answered roll call physically present in person: YEA Commissioner Erica Butler, YEA Commissioner Jim Closson, YEA Commissioner Dave Cox, YEA Commissioner David Phipps and YEA Mayor Rick Hall.

Also physically present in person were City personnel: City Manager Kyle Gill, City Attorney Daniel C. Jones, Finance Director/Treasurer Beth Wright, Public Works Director David Clark, Fire Chief Jeff Hilligoss, Police Chief Sam Gaines, Community Development & Planning Director Alex Benishek and City Clerk Susan O'Brien.

CONSENT AGENDA

Mayor Hall seconded by Commissioner Cox moved to approve the consent agenda consisting of Regular Meeting minutes of October 7, 2025, bills and payroll for the last half of October 2025 and Mayor's Expenses for IML.

<u>Bills and payroll for the first half of October, 2025</u>			
<u>General Fund</u>			
Payroll		\$	324,695.42
Bills		\$	<u>2,398,649.53</u>
	Total	\$	2,723,344.95
<u>Hotel Tax Administration</u>			
Payroll		\$	5,473.32
Bills		\$	<u>7,470.11</u>
	Total	\$	12,943.43
<u>Festival Mgmt Fund</u>			
Bills		\$	<u>1,077.50</u>
	Total	\$	1,077.50
<u>Insurance & Tort Jdgmnt</u>			
Bills		\$	<u>2,173.74</u>
	Total	\$	2,173.74
<u>Midtown TIF Fund</u>			
Bills		\$	<u>35,296.00</u>
	Total	\$	35,296.00
<u>Capital Project Fund</u>			
Bills		\$	<u>28,280.79</u>
	Total	\$	28,280.79
<u>South RT 45 Bus. Dist.</u>			
Bills		\$	<u>4,586.08</u>
	Total	\$	4,586.08
<u>Broadway East Bus. Dist.</u>			
Bills		\$	<u>2,688.55</u>
	Total	\$	2,688.55
<u>Water Fund</u>			
Payroll		\$	48,222.28
Bills		\$	<u>153,105.87</u>
	Total	\$	201,328.15

Sewer Fund

Payroll		\$	43,498.40
Bills		\$	91,141.98
	Total	\$	134,640.38

Health Insurance Fund

Bills		\$	3,569.59
	Total	\$	3,569.59

Motor Fuel Tax Fund

Bills		\$	50,485.84
	Total	\$	50,485.84

PRESENTATIONS, PETITIONS AND COMMUNICATIONS

This portion of the City Council meeting is reserved for persons who desire to address the Council. The Illinois Open Meetings Act mandates that the City Council may NOT take action on comments received on matters that have not been identified on this agenda, but the Council may direct staff to address the topic or refer the matter for action on the agenda for another meeting. Persons addressing the Council are requested to limit their presentations to three minutes and to avoid repetitious comments. We would also ask you to state your name and address for the record as well as stand when speaking.

Acknowledging the retirement of Lt. Brad Poehler of the Mattoon Police Department with 30 years of service with the City effective October 11, 2025. Chief Gaines gave a background of Lt. Poehler's 30 years of service, provided accolades of his career, and presented Lt. Poehler with a retirement plaque.

Mayor Hall called for those in attendance who did not want to discuss the solar farm to address the Council. Attorney Daniel L. Hamilton of Brown, Hay & Stephens law firm identified himself as an attorney for the billboard at Stadium Grill, was available to answer questions; and noted the application met the criteria for a permit, was approved by the Planning & Zoning Committee, stated City ordinance did not express only one special permit per zone, and provided his opinion on the ordinance. Mayor Hall called for comments/questions then requested Attorney Hamilton to stay for the motion.

Mayor Hall called for those who wanted to speak on the solar farm. Allyson Hurt of 2000 Evergreen Court, Rosalee Myers of 1112 N. 32nd Street, Colton Anderson of 1912 Evergreen Court, Kent Lowry of 1112 N. 31st Street, who also had 100+ signatures on a petition, Paul Welton of 1020 N. 33rd Street, Cheryl Weber Gambill of 909 N. 31st Street, Pandora Hamilton of 813 N. 31st Street and Blair Dosch of 3512 ECR 900N spoke in opposition to the proposed solar farm. Mr. Curt Campbell of 2016 Evergreen Court inquired as to the fire protection and decommissioning bond set up for inflation. Chief Hilligoss stated businesses outside of the City limits pay for fire protection. Attorney Seth Uphoff stated the decommissioning bond was covered under the Illinois Department of Agriculture's AIMA (Agricultural Mitigation Agreement) and was scheduled for inflation. Mr. Brady Briscoe of LiveWire Construction, Mike Musso of BOW Renewables consultants and developer and Greg Schaefer property owner spoke on behalf of the solar project.

NEW BUSINESS

Commissioner Cox seconded by Commissioner Phipps moved to adopt Resolution No. 2025-3323, authorizing a \$10,000 maximum agreement with the Coles County Regional Planning & Development Commission for Technical Assistance for services to be rendered from December 1, 2025 to November 30, 2026 on a time and expense basis and authorizing the mayor to sign all documents.

CITY OF MATTOON, ILLINOIS

RESOLUTION NO. 2025-3323

**RESOLUTION TO ENTER INTO A TECHNICAL ASSISTANCE
AGREEMENT BETWEEN THE CITY OF MATTOON AND THE COLES COUNTY
REGIONAL PLANNING AND DEVELOPMENT COMMISSION**

WHEREAS, the City of Mattoon has selected the Coles County Regional Planning and Development Commission to provide certain Technical Assistance Services to the City; and

WHEREAS, the City Council has examined the proposed agreement, a copy of which is attached hereto and incorporated by reference and entitled "Technical Assistance Agreement between the City of Mattoon, Illinois and the Coles County Regional Planning and Development Commission," and finds said agreement to be acceptable.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mattoon, Illinois, that the City shall enter into and execute said Agreement with the Coles County Regional Planning and Development Commission. The Mayor is authorized to execute said Agreement.

Upon motion by Commissioner Cox, seconded by Commissioner Phipps, adopted this 21st day of October, 2025 by a roll call vote, as follows:

AYES (Names):	<u>Commissioner Butler, Commissioner Closson,</u>
	<u>Commissioner Cox, Commissioner Phipps,</u>
	<u>Mayor Hall</u>
NAYS (Names):	<u>None</u>
ABSENT (Names):	<u>None</u>

Approved this 21st day of October, 2025.

/s/Rick Hall
Rick Hall, Mayor
City of Mattoon, Coles County, Illinois

ATTEST:

APPROVED AS TO FORM:

/s/Susan J. O'Brien
Susan J. O'Brien, City Clerk

/s/Daniel C. Jones
Daniel C. Jones, City Attorney

Recorded in the Municipality's Records on 10-21, 2025.

Mayor Hall opened the floor for comments. Manager Gill noted this was a routine agreement every year and assists with grants and GIS for example.

Mayor Hall declared the motion carried by the following vote: YEA Commissioner Butler, YEA Commissioner Closson, YEA Commissioner Cox, YEA Commissioner Phipps, YEA Mayor Hall.

Commissioner Phipps seconded by Commissioner Closson moved to adopt Resolution No. 2025-3324, authorizing an agreement with the Coles County Regional Planning & Development Commission with a maximum amount of \$3,000 for administration of the Mattoon Revolving Loan Fund for services to be rendered from December 1, 2025 to November 30, 2026 on a time and expense basis and authorizing the mayor to sign all documents.

CITY OF MATTOON, ILLINOIS

RESOLUTION NO. 2025-3324

**RESOLUTION TO ENTER INTO CONTRACTUAL AGREEMENT
FOR REVOLVING LOAN FUND ADMINISTRATION & COORDINATION SERVICES WITH
THE COLES COUNTY REGIONAL PLANNING & DEVELOPMENT COMMISSION**

WHEREAS, the City of Mattoon operates a State of Illinois capitalized Revolving Loan Fund, and;

WHEREAS, the Coles County Regional Planning and Development Commission has been deemed by the City Council as qualified to administer said Revolving Loan Fund, said Commission furnishing a proposed contractual agreement for Revolving Loan Fund administration services to the City, and

WHEREAS, the City Council has examined the proposed contractual agreement, entitled "Contract Agreement for Administration and Coordination Services for State Capitalized Revolving Loan Fund," and finds the agreement to be acceptable.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Mattoon, Coles County, Illinois that the City shall enter into and execute this Contract Agreement for Administrative Services with the Coles County Regional Planning and Development Commission. The Mayor is authorized to execute said contractual agreement.

Upon motion by Commissioner Phipps, seconded by Commissioner Closson, adopted this 21st day of October, 2025 by a roll call vote, as follows:

AYES (Names):	<u>Commissioner Butler, Commissioner Closson,</u>
	<u>Commissioner Cox, Commissioner Phipps,</u>
	<u>Mayor Hall</u>
NAYS (Names):	<u>None</u>
ABSENT (Names):	<u>None</u>

Approved this 21st day of October, 2025.

/s/Rick Hall
Rick Hall, Mayor
City of Mattoon, Coles County, Illinois

ATTEST:

APPROVED AS TO FORM:

/s/Susan J. O'Brien
Susan J. O'Brien, City Clerk

/s/Daniel C. Jones
Daniel C. Jones, City Attorney

Recorded in the Municipality's Records on 10-21, 2025.

Mayor Hall opened the floor for comments. Manager Gill noted this agreement was the same type of agreement.

Mayor Hall declared the motion carried by the following vote: YEA Commissioner Butler, YEA Commissioner Closson, YEA Commissioner Cox, YEA Commissioner Phipps, YEA Mayor Hall.

Commissioner Butler seconded by Commissioner Cox moved to approve Council Decision Request 2025-2643, approving the successor insurance services agreement in the amount of \$75,000 each

year with First Mid Insurance as a broker of record for the City's health, dental and life insurance through November 1, 2028.

Mayor Hall opened the floor for comments. Manager Gill noted the same fees as the last contract with no increase and is paid quarterly.

Mayor Hall declared the motion carried by the following vote: YEA Commissioner Butler, YEA Commissioner Closson, YEA Commissioner Cox, YEA Commissioner Phipps, YEA Mayor Hall.

Commissioner Closson seconded by Commissioner Butler moved to approve Council Decision Request 2025-2644, approving the purchase of a new 2024 4x4 Ram 2500 Tradesman in the amount of \$47,799.70 from Pilson Auto Center for the Parks Department.

Mayor Hall opened the floor for comments. Manager Gill noted not remembering when the Parks Department had a new vehicle and definitely needed.

Mayor Hall declared the motion carried by the following vote: YEA Commissioner Butler, YEA Commissioner Closson, ABSTAIN Commissioner Cox, YEA Commissioner Phipps, YEA Mayor Hall.

Commissioner Cox seconded by Commissioner Phipps moved to adopt Resolution No. 2025-3325, authorizing the submission of a grant application to Illinois Department of Financial and Professional Regulation (IDFPR) to assist funding of roof repairs to the mausoleum; and authorizing the mayor to sign all documents for this grant.

CITY OF MATTOON, ILLINOIS

RESOLUTION 2025-3325

A RESOLUTION AUTHORIZING SUBMISSION OF A GRANT APPLICATION TO THE ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION (IDFPR) CEMETERY RELIEF FUND FOR REPAIRS TO THE DODGE GROVE CEMETERY MAUSOLEUM; AND AUTHORIZING THE MAYOR TO SIGN ALL DOCUMENTS FOR THE GRANT

WHEREAS, the City of Mattoon owns and operates Dodge Grove Cemetery, which serves as a historic and active burial ground of significant cultural importance to the community; and

WHEREAS, the Dodge Grove Cemetery Mausoleum is in need of significant structural repair and roof replacement to address water infiltration and deterioration that threaten the long-term stability of the structure; and

WHEREAS, the Illinois Department of Financial and Professional Regulation, through its Cemetery Relief Fund, provides grant assistance to units of local government and not-for-profit cemetery authorities for the purpose of cleaning up cemeteries that are abandoned, neglected, or are otherwise in need of additional care; and

WHEREAS, the City of Mattoon desires to submit an application for the FY26 Cemetery Relief Fund in the amount of up to \$20,000 to assist with the mausoleum roof replacement project; and

WHEREAS, the City acknowledges its responsibility to provide additional funds necessary to complete the project, that would be over the total grant amount of \$20,000; and

WHEREAS, the City Council authorizes the mayor to sign all documents necessary for the submission of the grant.

Upon motion by Commissioner Cox, seconded by Commissioner Phipps, adopted this 21st day of October, 2025, by a roll call vote, as follows:

AYES (Names): Commissioner Butler, Commissioner Closson,
Commissioner Cox, Commissioner Phipps,
Mayor Hall
NAYS (Names): None
ABSENT (Names): None

Approved this 21st day of October, 2025.

/s/Rick Hall
Rick Hall, Mayor
City of Mattoon, Coles County, Illinois

ATTEST:

APPROVED AS TO FORM:

/s/Susan J. O'Brien
Susan J. O'Brien, City Clerk

/s/Dan C. Jones
Dan C. Jones, City Attorney

Recorded in the Municipality's Records on 10-21, 2025.

Mayor Hall opened the floor for comments. Manager Gill noted different pricing for different roofs, and the grant was up to \$20,000 with the City's portion of \$40,000 out of the General Fund. Commissioner Cox questioned whether the roof was leaking with Manager Gill answering affirmatively. Commissioner Closson inquired as to the timeframe of the award of bids with Manager Gill noting the City's application was in the third tier, explained the tiers, and the City's was with the other variations and less likely to receive an award.

Mayor Hall declared the motion carried by the following vote: YEA Commissioner Butler, YEA Commissioner Closson, YEA Commissioner Cox, YEA Commissioner Phipps, YEA Mayor Hall.

Commissioner Phipps seconded by Commissioner Butler moved to adopt Special Ordinance No. 2025-1980, granting a setback variance for expansion purposes located at 1416 Moultrie. Petitioners: Steve & Irene Lawhorn (Auto, Truck & Farm Repair) (07-1-02702-001)

CITY OF MATTOON, ILLINOIS

SPECIAL ORDINANCE NO. 2025-1980

AN ORDINANCE GRANTING A VARIANCE TO YARD SETBACK REQUIREMENTS FOR THE EXPANSION OF A COMMERCIAL BUSINESS LOCATED AT 1416 MOULTRIE AVENUE PARCEL NUMBER 07-1-02702-001

WHEREAS, Steve Lawhorn, presented a Petition to amend the Zoning Ordinance to the City of Mattoon, Coles County, Illinois, in compliance with City Ordinance #93-4729, passed 3-16-1993, Section 159.59, Lot controls, Section (D) *Yard Requirements* (1); and

WHEREAS, the petitioner is the owner of the property commonly described as 1416 Moultrie Avenue, Parcel Number: 07-1-02702-001; and

WHEREAS, the petition requested that the area described above to be granted a building setback variance to allow a new addition to the building to be constructed within 25 feet from the front, side and/or rear lot lines, presenting a detailed map of the proposed development.

WHEREAS, a Public Hearing on said Variance was held before the Mattoon Planning and Zoning Commission on October 14, 2025; and

WHEREAS, said Petition was unanimously recommended for approval by the Mattoon Planning and Zoning Commission at said Public Hearing on October 14, 2025; and

WHEREAS, the City Council of the City of Mattoon, Coles County, Illinois, has determined, that the public interest will be served by allowing for such a Variance to the Yard Requirements.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF MATTOON, COLES COUNTY, A MUNICIPAL CORPORATION, as follows:

Section 1. Pursuant to enabling authority provided at § Section 159.59, Lot controls, Section (D) Yard Requirements (1) of the Mattoon Code of Ordinances, the property as legally described as follows:

Tract 1: Lot Five (5) in Block Forty One (41), of the Original Town, now City of Mattoon, Coles County, Illinois, Except the following described tract: A parcel of land off the North End of Lot Five (5) in Block Forty One (41) in the Original Town, now City of Mattoon, more particularly described as follows: Beginning at the Northeast corner of Lot Five (5), Block Forty One (41) of the Original Town of Mattoon; thence azimuth 180 degrees 06 minutes 39 seconds a distance of 20.85 feet along the East line of said lot Five (5); thence azimuth 265 degrees 45 minutes 37 seconds a distance of 50.33 feet to a point on the West line of said Lot Five (5); thence azimuth 0 degrees 09 minutes 12 seconds a distance of 24.63 feet along the West line of said Lot Five (5); thence azimuth 90 degrees 03 minutes 30 seconds a distance of 50.17 feet along the North line of said Lot Five (5) to the point of beginning, Coles County, Illinois.

Tract 2: Lot Six (6) in Block Forty-One (41) of the Original Town, now City of Mattoon, Coles County, Illinois, except that portion thereof lying within the right of way of Dewitt Avenue.

Tract 3: Part of Lot Seven (7) in Block Forty One (41) of the Original Town, now City of Mattoon, more particularly described as follows: Beginning at an existing survey marker at the Northeast corner of Lot Seven (7) in Block Forty One (41) of the Original Town, now City of Mattoon, thence azimuth 180 degrees 16 minutes 05 seconds, along the East line of said Lot, 62.20 feet; thence azimuth 270 degrees 07 minutes 44 seconds, 44.00 feet to the Easterly right of way line of North 15th Street (as shown on the right of way plat dated July 15, 1991 and recorded on November 18, 1992, Document #549778, in the Coles County Recorder's Office); thence azimuth 8 degrees 16 minutes 49 seconds, along said right of way line 42.04 feet to an existing survey marker; thence azimuth 61 degrees 48 minutes 16 seconds, along said right of way line, 43.38 feet to the place of beginning, Mattoon, Coles County, Illinois.

Tract 4: Lot Eight (8) in Block Forty-One (41) of the Original Town, now City of Mattoon, Coles County, Illinois

shall be granted a Variance to the Yard Requirements to permit the 24ft addition to the building as depicted in Exhibit A.

Section 2. This ordinance shall be deemed published as of the day of its adoption and approval by the City Council.

Section 3. This ordinance shall be effective immediately.

Upon motion by Commissioner Phipps, seconded by Commissioner Butler, adopted this 21st day of October, 2025, by a roll call vote, as follows:

AYES (Names): Commissioner Butler, Commissioner Closson,
Commissioner Cox, Commissioner Phipps,
Mayor Hall
NAYS (Names): None
ABSENT (Names): None

Approved this 21st day of October, 2025.

/s/Rick Hall
Rick Hall, Mayor
City of Mattoon, Coles County, Illinois

ATTEST: APPROVED AS TO FORM:

/s/Susan J. O'Brien
Susan J. O'Brien, City Clerk

/s/Dan C. Jones
Dan C. Jones, City Attorney

Recorded in the Municipality's Records on 10-21, 2025.

Mayor Hall opened the floor for comments. Director Benishek noted no objectors and unanimously passed at the Planning and Zoning Board while Staff remains neutral on the consideration; and explained the site.

Mayor Hall declared the motion carried by the following vote: YEA Commissioner Butler, YEA Commissioner Closson, YEA Commissioner Cox, YEA Commissioner Phipps, YEA Mayor Hall.

Commissioner Butler seconded by Commissioner Cox moved to adopt Special Ordinance No. 2025-1981 (SUBSTITUTE), granting a rezoning from R3 (Residential 3) to PUD (Planned Unit Development) to property located at 804, 808, 812, 816, and 820 GoldenOak Avenue and 1905, 1909, 1913, 1917 and 1921 Brookstone Lane to assist with the development of housing. Petitioner: Mattoon Compact Homes, L.L.C. R. Bart Owen [07-2-15825-000, 07-2-15826-000, 07-2-15827-000, 07-2-15828-000, 07-2-15829-000, 07-2-15830-000, 07-2-15831-000, 07-2-15832-000, 07-2-15833-000 and 07-2-15834-000]

CITY OF MATTOON, ILLINOIS

SPECIAL ORDINANCE NO. 2025-1981 (SUBSTITUTE)

AN ORDINANCE GRANTING A REZONING FROM R3 TO A PLANNED UNIT DEVELOPMENT (PUD) AT MULTIPLE GOLDENOAК AND BROOKSTONE LANE ADDRESSES

WHEREAS, Bart Owen, presented a Petition to the City of Mattoon for a Rezoning, said Petition requests that a property be rezoned from R3 – Multifamily Residential District to a Planned Unity Development (PUD) to allow for the construction of new residential housing units pursuant to section 159.52 of the City of Mattoon Code of Ordinances.

WHEREAS, petitioner is the owner of the property commonly described as Commonly known as 804 GoldenOak Avenue, 808 GoldenOak, 812 GoldenOak, 816 GoldenOak, 820 GoldenOak, 1921 Brookstone Lane, 1917 Brookstone Lane, 1913 Brookstone Lane, 1909 Brookstone Lane and 1905 Brookstone Lane, Parcel Numbers: 07-2-15825-000, 07-2-15826-000, 07-2-15827-000, 07-2-15828-000, 07-2-15829-000, 07-2-15830-000, 07-2-15831-000, 07-2-15832-000, 07-2-15833-000 and 07-2-15834-000.

WHEREAS, a Public Hearing on said Rezoning was held before the Mattoon Planning and Zoning Commission on October 14, 2025; and,

WHEREAS, said Petition was unanimously recommended for approval by the Mattoon Planning and Zoning Commission at said Public Hearing on October 14, 2025; and

WHEREAS, the City Council of the City of Mattoon, Coles County, Illinois, has determined, that the public interest will be served by allowing for said Rezoning.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF MATTOON, COLES COUNTY, A MUNICIPAL CORPORATION, as follows:

Section 1. Pursuant to enabling authority provided at Section §159.05 and 159.30 of the Mattoon Code of Ordinances, the property legally described as:

LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9), AND TEN (10) IN BROOKSTONE SUBDIVISION, COLES COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF COLES COUNTY, ILLINOIS, ON NOVEMBER 19, 2004, IN PLAT BOOK 5 AT PAGE 201 AS DOCUMENT NO. 675156;

EXCEPT A PART OF LOT TEN (10) IN BROOKSTONE SUBDIVISION, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN MARKING THE NORTHWEST CORNER OF LOT TEN (10) OF BROOKSTONE SUBDIVISION (RECORDED NOVEMBER 19, 2004, AS DOCUMENT NO. 675156 IN PLAT BOOK 5, PAGE 201 IN THE COLES COUNTY CLERK AND RECORDER'S OFFICE); THENCE AZIMUTH 90 DEGREES 30 MINUTES 59 SECONDS ALONG THE NORTH LINE OF SAID LOT TEN (10) A DISTANCE OF 127.50 FEET TO THE NORTHEAST CORNER OF SAID LOT TEN (10); THENCE AZIMUTH 253 DEGREES 04 MINUTES 53 SECONDS, 133.50 FEET TO THE WEST LINE OF SAID LOT TEN (10); THENCE AZIMUTH 0 DEGREES 19 MINUTES 34 SECONDS ALONG SAID WEST LINE 40.00 FEET TO THE POINT OF BEGINNING; ALL SITUATED IN MATTOON TOWNSHIP, COLES COUNTY, ILLINOIS

, shall be granted a Rezoning from R3 to a Planned Unit Development (PUD).

Section 2. This ordinance shall be deemed published as of the day of its adoption and approval by the City Council.

Section 3. This ordinance shall be effective immediately.

Section 4. The City Clerk shall make and record a duly certified copy of this ordinance with the Clerk and Recorder's Office of Coles County, Illinois.

Upon motion by Commissioner Butler seconded by Commissioner Cox, adopted this 21st day of October, 2025, by a roll call vote, as follows:

AYES (Names):	<u>Commissioner Butler, Commissioner Closson,</u> <u>Commissioner Cox, Mayor Hall</u>
NAYS (Names):	<u>None</u>
ABSENT (Names):	<u>None</u>
ABSTAIN (Names):	<u>Commissioner Phipps</u>

Approved this 21st day of October, 2025.

/s/Rick Hall
Rick Hall, Mayor
City of Mattoon, Illinois

ATTEST:

APPROVED AS TO FORM:

/s/Susan J. O'Brien
Susan J. O'Brien, City Clerk

/s/Dan C. Jones
Dan C. Jones, City Attorney

Recorded in the Municipality's Records on 10-21, 2025.

Mayor Hall declared the motion carried by the following vote: YEA Commissioner Butler, YEA Commissioner Closson, YEA Commissioner Cox, ABSTAIN Commissioner Phipps, YEA Mayor Hall.

Commissioner Closson seconded by Commissioner Butler moved to adopt Special Ordinance No. 2025-1982, granting a Special Use variance for a Digital Display Sign located on a portion of 06-0-05116-000. Petitioner: Richard Rhodes of Dusty's Outdoor Media

CITY OF MATTOON, ILLINOIS

SPECIAL ORDINANCE NO. 2025-1982

**AN ORDINANCE GRANTING A SPECIAL USE FOR A DIGITAL DISPLAY SIGN IN
THE CITY OF MATTOON, COLES COUNTY, ILLINOIS**

WHEREAS, Dusty's Outdoor Media, presented a Petition to the City Clerk for a Special Use Permit, which Petition requests that a new property within the IL-16 EAST City Entry Corridor Overlay Sign District be utilized for a Digital Display Sign, which is a Special Use pursuant to City Ordinance sections 159.45 and 159.46; and

WHEREAS, the petitioner has arranged the transfer of the property described as Pin Number: 06-0-05116-000, Legal Description: McFall-Swords Commercial-Residential Dev Block 03 Outlot 2 to the City of Mattoon in adherence to section 160.10 (A)(4)(a) of the Mattoon Code of Ordinances; and

WHEREAS, Dusty's Outdoor Media has committed to remove an existing static billboard from operation within the corporate limits of the City of Mattoon; and

WHEREAS, a Public Hearing on said Special Use for a 'Digital Display Sign' was held before the Mattoon Planning and Zoning Commission on June 24, 2025; and

WHEREAS, said Petition was unanimously recommended for approval by the Mattoon Planning and Zoning Commission at said Public Hearing on June 24, 2025; and

WHEREAS, Dusty's Outdoor Media has committed to maintain the City Owned Property which includes at a minimum mowing and landscaping, which addresses a previous nuisance property issue; and

WHEREAS, there is one available location remaining within the IL-16 EAST City Entry Corridor Overlay Sign District; and

WHEREAS, the City Council of the City of Mattoon, Coles County, Illinois, has determined, that the public interest will be served by allowing for such a Special Use.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF MATTOON, COLES COUNTY, A MUNICIPAL CORPORATION, as follows:

Section 1. Pursuant to enabling authority provided at Section §159.45 and 159.46 of the Mattoon Code of Ordinances, the property as legally described above, shall be granted a Special Use Permit for a 'Digital Display Sign'.

Section 2. This ordinance shall be deemed published as of the day of its adoption and approval by the City Council.

Section 3. This ordinance shall be effective immediately.

Upon motion by Commissioner Closson seconded by Commissioner Butler, adopted this this 21st day of October, 2025, by a roll call vote, as follows:

AYES (Names): Commissioner Butler, Commissioner Closson,
Commissioner Cox, Commissioner Phipps,
Mayor Hall
NAYS (Names): None
ABSENT (Names): None

Approved this 21st day of October, 2025.

/s/Rick Hall
Rick Hall, Mayor
City of Mattoon, Illinois

ATTEST:

APPROVED AS TO FORM:

/s/Susan J. O'Brien
Susan J. O'Brien, City Clerk

/s/Dan C. Jones
Dan C. Jones, City Attorney

Recorded in the Municipality's Records on 10-21, 2025.

Mayor Hall opened the floor for comments. Director Benishek noted the Planning Commission approved unanimously while the Staff remained neutral and explained the blighted property continued to need mowed and the petitioner had offered to mow the area. Commissioner Phipps inquired whether the permitting of the sign had already been considered before. Director Benishek stated not this sign and explained the other approved sites.

Mayor Hall declared the motion carried by the following vote: YEA Commissioner Butler, YEA Commissioner Closson, YEA Commissioner Cox, YEA Commissioner Phipps, YEA Mayor Hall.

Commissioner Cox motioned to adopt Special Ordinance No. 2025-1983, granting a Special Use variance for a digital display sign at 102 Dettro Drive 06-0-00577-000. Petitioner: The Lamar Companies (Stadium Grill). Mayor Hall called for a second twice. With no second the motion died for a lack of a second.

Presentation: Hayes Solar, L.L.C.

Mr. Drew Rogerson introduced GSI as an energy developer, approached towns with partnerships, have a transparent process, committed to responsibility to the land, local jobs and clean energy. Mr. Ralph Meima, Senior Developer, of Hayes Solar, L.L.C. c/o GSI Development Corp presented a project overview, their application to the Planning and Zoning Board twice with adjustments due to public reaction, relocation of the access road, vegetative screenings, visual renderings, 700 ft space between Evergreen Court and 500 ft space on south side of property, pollinator-friendly habitat plans for biodiversity, parcel adjustment, size comparison, sound levels, and savings up to 20% for community solar. Attorney Seth Uphoff answered questions regarding the subscription service. Mr. Meima continued with the general community benefits, revenues for local community, create partnerships for local groups including EIU, Lake Land College, LIFT and Charleston Urban Butterfly initiative, emphasized concern of safety – not an experiment – and has been tested for decades, solar is safe, and generator of economic benefits. Mr. Meima and Mr. Rogerson answered questions from the Council

including a contractor would maintain the plants, five projects and 90 in the U.S., didn't have the kilowatt hour pricing, well received in the five other areas. Attorney Uphoff recapped the view shed, Community and economic benefits, property tax breakdown, offset 500 ft minimum, balance landowner's rights, City controls the process of how it is built, legislation is working to reduce cost of electricity, litigation on these types of projects, special use having control over ground, and asked the City to consider the control, benefits and to approve the project. Commissioner Closson asked about the property tax breakdown over 35 years with Attorney Uphoff noting about \$15,000 per year.

Commissioner Phipps seconded by Butler moved to adopt Special Ordinance No. 2025-1984, granting a Rezoning and Special Use between Evergreen Court and North 33rd Street to allow for the construction of a solar farm. Petitioner: Hayes Solar, L.L.C. c/o GSI Development Corp [north of Dodge Grove Cemetery] (Evergreen Court) Ralph Meima, Senior Project Developer

Council continued with questions of Mr. Shaefer, Mr. Rogerson and Attorney Uphoff and City Staff, resulting with not a good piece of land for farming, property near the substation, annexing the property, union benefits, previous permit required changes, Saturn Power was purchased by GSI, negative approval by Planning Commission, HB4116, long-term impact, substantial control issue warrants more consideration, a no vote would require GSI to start all over again.

Commissioner Cox seconded by Commissioner Phipps moved to table Special Ordinance No. 2025-1984.

Mayor Hall declared the motion to table carried by the following vote: YEA Commissioner Butler, NAY Commissioner Closson, YEA Commissioner Cox, YEA Commissioner Phipps, YEA Mayor Hall.

Mayor Hall noted the decision would be made on November 4th.

Commissioner Butler seconded by Commissioner Cox moved to adopt Special Ordinance No. 2025-1985, authorizing the mayor to sign an outright grant agreement by and between the City of Mattoon and TCBS, Inc. d/b/a Midwest Mattress Company reimbursing up to \$14,392.80 from Mid-town TIF Revenues over a one-year period for façade signage improvements to the building located at 1601 Broadway Avenue; and authorizing the mayor to sign the agreement.

CITY OF MATTOON, ILLINOIS

SPECIAL ORDINANCE NO. 2025-1985

AN ORDINANCE APPROVING A GRANT AGREEMENT BY AND BETWEEN THE CITY OF MATTOON, ILLINOIS AND TCBS, INC D/B/A MIDWEST MATTRESS COMPANY FOR 1601 BROADWAY AVENUE (PIN# 07-1-04215-000) IN CONNECTION WITH THE MATTOON MID-TOWN REDEVELOPMENT PROJECT AREA

WHEREAS, TCBS, INC D/B/A MIDWEST MATTRESS COMPANY (the “**Grantee**”), has submitted a proposal to the City of Mattoon, Illinois (the “**Municipality**”) for redevelopment of a part of the Municipality's Mattoon Mid-town Redevelopment Project Area (the “**Redevelopment Project Area**”); and, thereafter, the Municipality and the Grantee have engaged in negotiations related to a Grant Agreement (including all exhibits and attachments in connection therewith, referred to as the “**Grant Agreement**”) concerning redevelopment incentives and assistance related to the preservation, development and redevelopment of a part of the Redevelopment Project Area.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MATTOON, COLES COUNTY, ILLINOIS, as follows:

Section 1. The Grant Agreement, in substantially the form thereof presented before the meeting of the City Council at which this ordinance is adopted, shall be and is hereby ratified, confirmed and approved, and the Mayor and City Clerk are authorized to execute and deliver the Grant Agreement for and on behalf of the Municipality; and upon the execution thereof by the Municipality and the Grantee, the appropriate

officers, agents, attorneys and employees of the Municipality are authorized to take all supplemental actions, including the execution and delivery of related supplemental opinions, certificates, agreements and instruments not inconsistent with the Grant Agreement, desirable or necessary to implement and otherwise give full effect to the Grant Agreement. Upon full execution thereof, the Grant Agreement shall be attached to this ordinance as EXHIBIT “A”.

Section 2. This ordinance shall be deemed published as of the day of its adoption and approval by the City Council.

Section 3. This ordinance shall be effective upon its approval as provided by law.

Upon motion by Commissioner Butler, seconded by Commissioner Cox, adopted this 21st day of October, 2025, by a roll call vote, as follows:

AYES (Names):	<u>Commissioner Butler, Commissioner Closson,</u>
	<u>Commissioner Cox, Commissioner Phipps,</u>
	<u>Mayor Hall</u>
NAYS (Names):	<u>None</u>
ABSENT (Names):	<u>None</u>

Approved this 21st day of October, 2025.

/s/Rick Hall
Rick Hall, Mayor
City of Mattoon, Coles County, Illinois

ATTEST:

APPROVED AS TO FORM:

/s/Susan J. O’Brien
Susan J. O’Brien, City Clerk

/s/Dan C. Jones
Dan C. Jones, City Attorney

Recorded in the Municipality’s Records on 10-21, 2025.

Mayor Hall opened the floor for comments. Director Benishek noted the next two motions were both unanimously approved by the TIF Committee, adding this first one was for a new sign and the next second one was for essential roof repairs.

Mayor Hall declared the motion carried by the following vote: YEA Commissioner Butler, YEA Commissioner Closson, YEA Commissioner Cox, YEA Commissioner Phipps, YEA Mayor Hall.

Commissioner Closson seconded by Commissioner Phipps moved to adopt Special Ordinance No. 2025-1986: Authorizing the mayor to sign an outright grant agreement by and between the City of Mattoon and MBT Northern Illinois, L.L.C. (Commercial Refrigeration) reimbursing up to \$80,000 from Mid-town TIF Revenues over a one-year period for structural/roof repair to the building located at 2020 Prairie Avenue; and authorizing the mayor to sign the agreement.

CITY OF MATTOON, ILLINOIS

SPECIAL ORDINANCE NO. 2025-1986

AN ORDINANCE APPROVING A GRANT AGREEMENT BY AND BETWEEN THE CITY OF MATTOON, ILLINOIS AND MBT NORTHERN ILLINOIS L.L.C. (OTHERWISE KNOWN AS COMMERCIAL REFRIGERATION) FOR 2020 PRAIRIE AVE (07-2-10573-000) IN CONNECTION WITH THE MATTOON MID-TOWN REDEVELOPMENT PROJECT AREA

WHEREAS, MBT NORTHERN ILLINOIS L.L.C. (OTHERWISE KNOWN AS COMMERCIAL REFRIGERATION) (the “**Grantee**”), has submitted a proposal to the City of Mattoon, Illinois (the “**Municipality**”) for redevelopment of a part of the Municipality’s Mattoon Mid-town Redevelopment Project Area (the “**Redevelopment Project Area**”); and, thereafter, the Municipality and the Grantee have engaged in negotiations related to a Grant Agreement (including all exhibits and attachments in connection therewith, referred to as the “**Grant Agreement**”) concerning redevelopment incentives and assistance related to the preservation, development and redevelopment of a part of the Redevelopment Project Area.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MATTOON, COLES COUNTY, ILLINOIS, as follows:

Section 1. The Grant Agreement, in substantially the form thereof presented before the meeting of the City Council at which this ordinance is adopted, shall be and is hereby ratified, confirmed and approved, and the Mayor and City Clerk are authorized to execute and deliver the Grant Agreement for and on behalf of the Municipality; and upon the execution thereof by the Municipality and the Grantee, the appropriate officers, agents, attorneys and employees of the Municipality are authorized to take all supplemental actions, including the execution and delivery of related supplemental opinions, certificates, agreements and instruments not inconsistent with the Grant Agreement, desirable or necessary to implement and otherwise give full effect to the Grant Agreement. Upon full execution thereof, the Grant Agreement shall be attached to this ordinance as EXHIBIT “A”.

Section 2. This ordinance shall be deemed published as of the day of its adoption and approval by the City Council.

Section 3. This ordinance shall be effective upon its approval as provided by law.

Upon motion by Commissioner Closson, seconded by Commissioner Phipps, adopted this 21st day of October, 2025, by a roll call vote, as follows:

AYES (Names):	<u>Commissioner Butler, Commissioner Closson,</u> <u>Commissioner Cox, Commissioner Phipps,</u> <u>Mayor Hall</u>
NAYS (Names):	<u>None</u>
ABSENT (Names):	<u>None</u>

Approved this 21st day of October, 2025.

/s/Rick Hall
Rick Hall, Mayor
City of Mattoon, Coles County, Illinois

ATTEST:

APPROVED AS TO FORM:

/s/Susan J. O’Brien
Susan J. O’Brien, City Clerk

/s/Dan C. Jones
Dan C. Jones, City Attorney

Recorded in the Municipality’s Records on 10-21, 2025.

Mayor Hall opened the floor for comments with no response.

Mayor Hall declared the motion carried by the following vote: YEA Commissioner Butler, YEA Commissioner Closson, YEA Commissioner Cox, YEA Commissioner Phipps, YEA Mayor Hall.

COMMENTS BY THE COUNCIL

Council thanked everyone for their attendance, appreciated their dialogue and treatment of all in attendance while the Council would use due diligence when considering the long-term decision.

Commissioner Cox seconded by Commissioner Phipps moved to adjourn at 8:22 p.m.

Mayor Hall declared the motion carried by the following vote: NAY Commissioner Butler, YEA Commissioner Closson, YEA Commissioner Cox, YEA Commissioner Phipps, YEA Mayor Hall.

/s/Susan J. O'Brien
City Clerk