

MONTICELLO CITY COUNCIL

January 27, 2020

Mayor Stoner called the meeting to order at 7:00 pm.

Mayor Stoner led the Council in the Pledge of Allegiance, and Alderman Rodney Burris led the Council in prayer.

Roll Call was taken by City Clerk Jill Potts.

ROLL CALL: Present: HARLAN, KOON, BURRIS, BROCK, SEBENS, FRERICHS, VOGT (after being sworn in)
Absent: REED
Also Present: Terry Summers, City Administrator; Maura Metcalf, Finance/HR; Chief John Carter, MPD; Jim Grabarczyk, PW Director; Callie McFarland, Economic Development

PUBLIC PARTICIPATION:

All six residents who spoke during Public Participation did so in reference to Ordinance 2020-03 Amendment to Conditional Use and Variance 1412 N Market.

John and Josh Dunn, adjacent commercial neighbors to this property, cited not enough parking, no sidewalks, and safety issues regarding children as concerns.

Fred Sikorski echoed the above, and added egress as a concern. He states Monticello was accepting of the initial proposal as it was focused on senior living, but this is not the case now. He asked who completed the parking study and requested it be available to view.

Dr. Zimmerman, speaking as the Superintendent of Monticello Community Unit School District 25, shared his concern about the project, stating that in its original form it was approved as Senior Living, and did not affect the School District. Opening the age requirement means the district may potentially be adversely impacted financially. As students are generally funded with state and property tax dollars, very little revenue will be seen from additional students this complex may bring. The district will not receive any additional tax dollars as this project is within the TIF 2 District. If this is approved, Dr. Zimmerman stated the school would expect the TIF to make them whole on this property. The school district is a primary reason that families

move to Monticello, and as this project would have a negative financial impact on MCUSD 25, Dr. Zimmerman urged the Council to vote no.

Dick Wilkin, 502 E Washington, stated he has done numerous projects in Monticello and has always been held to the letter of the law. He is in agreement with Mr. Sikorski and Dr. Zimmerman.

Steve Shreffler was the last to speak, stating if this is passed it will deter other developers from coming to Monticello due to oversaturation of the market. He also feels that if there was a need for this type of development, it would already have been done locally. He cited concerns regarding the credibility of the MVAH representative, parking, size of apartments, and number of people that will reside in apartments. Mr. Shreffler asked that at a minimum, the Council should make a motion to table this Ordinance for a second reading.

CONSENT AGENDA:

- a) Claims Report (Claims dated January 14, 2020 through January 27, 2020)
- b) Meeting Minutes –City Council Meeting Minutes January 13, 2020; Planning and Zoning Board Meeting Minutes November 18, 2019; Monticello Historic Preservation Committee Meeting Minutes November 5, 2019
- c) Budget Report – December 2019
- d) Treasurer’s Report – December 2019

With no questions or comments, a motion was made by Alderwoman Sebens, and seconded by Alderman Burris, to approve the Consent Agenda items. A voice vote was taken and the motion carried with all present voting yes.

MAYOR’S REPORT:

The following was reported by the Mayor:

The Mudpuppy Festival is this coming Saturday at Monarch Brewery, and the Mayor encouraged all to attend. Wednesday, January 29th, an electronic recycling event will be held at the USDA Building for Piatt County residents.

OLD BUSINESS:

None

NEW BUSINESS:

Mayoral Appointment – City Council, Ward 1 Vacancy

The Mayor asked for a motion to approve his appointment of Mary Vogt as Ward 1 Alderwoman. A motion was made by Alderman Koon, and seconded by Alderwoman Sebens, to appoint Mary Vogt as Ward 1 Alderwoman. The motion passed 6-0. Alderwoman Vogt was sworn in by the City Clerk, and then took her seat at the Council table.

Sangamon Valley CEO Program Presentation

Callie McFarland presented Lisa Sheppard, who is the facilitator of this program, which encompasses five School Districts. With the program operating under the belief that it is valuable for working professionals to pass on their knowledge, the students involved complete on-site visits and hear speakers from various professions. These types of experiences are incomparable to classroom learning, and the three student representatives illustrated the value of the type of learning they are receiving, sharing experiences and the business project each is undertaking. Several of the Council members asked the students questions, engaged in dialogue, and congratulated everyone involved on the success of the program.

Ordinance 2020-02: An Ordinance Amending Chapter 93 of Title IX of the City of Monticello Code of Ordinances to Regulate Cannabis as Provided in the Cannabis Regulation and Tax Act

Chief Carter gave the following overview:

As of January 1, 2020, the Cannabis Recreational and Tax Act became effective and it is now legal for adults aged 21 and over to possess and use cannabis in a recreational setting. Certain provisions of the Act are enforceable with civil monetary penalties. Some of these offenses are possession by those under 21, providing false identification to purchase, prohibited conduct in public places (walking down the street), and cultivation by those not holding a medical cannabis card. Other offenses are for dispensaries for waste disposal and cannabis advertising along with on-premises consumption. On-premises consumption can also be carried over to any business that allows consumption on their premises without proper licensing. While some of these may not be necessary at this time because we do not have dispensaries in Monticello, I believe it is important to get Ordinances in place so if the time comes, we can enforce these issues at a local level. Chief Carter stated this Ordinance will shift the fines from going to the State and/or County, to coming to the City.

With no questions or comments, a motion was made by Alderman Frerichs, and seconded by Alderwoman Sebens, to waive the second reading of Ordinance 2020-02. The motion passed 7-0. A motion was then made by Alderman Koon, and seconded by Alderman Frerichs, to approve Ordinance 2020-02. The motion passed 7-0.

Ordinance 2020-03: 1412 N Market St; Amendment to Conditional Use and Variance Requests

The following was reported by Callie McFarland:

The applicant has requested an amendment to a conditional use permit and variance request received in January, 2019, by MVAH Partners LLC for a proposed project at 1412 N. Market Street, Monticello.

In 2019, MVAH Partners LLC proposed a multi-family dwelling development on the property located at 1412 N. Market Street, Monticello. The development would be a three-story, 46-unit, professionally-managed senior housing development for those aged 55 years and older. It would meet the increasing need for medium to below medium-price range homes. Because the property is currently a Business-zoned parcel, a conditional use permit was required to allow a multi-family dwelling use in a Business zone.

Additionally, the City of Monticello Zoning Ordinance requires 2 off-street parking spaces be provided for every 1 residential unit. The applicant had requested a variance to reduce the requirement to 1.26 spaces per unit, or from 92 spaces to 58 spaces, citing example developments they have achieved throughout the Midwest. The Planning & Zoning Board held a public hearing, and recommended approval of the requests to the City Council in January, 2019. The City Council approved the requests January 28, 2019.

MVAH Partners LLC has amended their project to be open to all individuals, not just seniors. Because the ordinance approved by the City Council initially (2019-08) was specific to the senior housing project, the developer is seeking an amendment to the request to reflect this change. Please note, if the Planning & Zoning Board and ultimately City Council do not approve this amendment, the initial approval of the project will still be valid.

A public hearing was held at the January 21, 2020 Planning & Zoning Board meeting. An adjacent property owner spoke out concerned about parking and overflow potentially going to his lot. The representative from MVAH stated that they had a traffic and parking analysis done within the past week, and peak parking times would require 46 spaces. He also stated that if tenants were to park by trespassing in the adjacent lots, it could be a violation of their lease agreement. After further discussion, the Planning & Zoning Board voted to recommend approval of the conditional use permit and variance requests for 1412 N. Market Street, 4 yes, 1 no, 2 absent.

Hume An, MVAH Representative, gave a brief presentation on the project. He noted that in response to the concerns raised at the PZB meeting January 21, a play area has been added. He offered that Sam Schwartz Transportation Consulting completed the parking study, and this will be forwarded to Callie McFarland to disburse. He addressed concerns about parking and egress, stating they believe the results of the studies that determined how they addressed this in the plan are accurate. Council members questioned why the plan changed from Senior Living only (could not get funding unless open to all ages, but still will market to the Senior population), how applicants

will be screened (criminal background check, credit check, and income certification), and how residents will be monitored (12 month lease, annual recertification, quarterly inspections, and evicted if rules are violated). Further discussion occurred regarding the type of locations of similar MVAH developments in other areas, length of time to build, and use of local contractors (local subcontractors would be used).

A motion was made by Alderwoman Sebens, and seconded by Alderman Burris, to waive the second reading. The motion failed 3-4 (Sebens, Harlan, and Burris voted yes, and Frerichs, Vogt, Brock and Koon voted no). Ordinance 2020-03 will have a second reading at the February 10, 2020 City Council Meeting.

ALDERMEN'S/ALDERWOMEN'S REPORT:

All Council members welcomed Alderwoman Vogt, and Alderman Frerichs also appreciated the Sangamon Valley CEO Presentation. Alderman Brock reported that the Piatt County Zoning Board recently approved a cannabis grow facility.

POLICE CHIEF'S REPORT:

Chief Carter thanked the Council for passing Ordinance 2020-02.

CITY ADMINISTRATOR'S REPORT:

Terry Summers welcomed Alderwoman Vogt and extended an invitation to come in to the Municipal Building to meet with City Staff.

Closed Session:

At 8:04 pm, a motion was made by Alderman Brock, and seconded by Alderman Frerichs, to go into Closed Session. 5 ILCS 120/2(c)(6) and 5 ILCS 120/2(c)(11).

At 8:59 pm a motion was made by Alderwoman Sebens, and seconded by Alderwoman Vogt, to come out of Closed Session 5 ILCS 120/2(c)(6) and 5 ILCS 120/2(c)(11).

A motion was made by Alderman Brock, and seconded by Alderman Burris, to adjourn the meeting at 9:00 pm.

Respectfully Submitted by:

Jill Potts

City Clerk

