

City of Monticello Planning and Zoning Board Meeting

October 17, 2022

Chairman Hawkins called the meeting to order at 7:00pm.
Roll Call was taken by City Clerk Jill Potts.

ROLL CALL:

Present: HAWKINS, JOHNSON, BEEM, GOEBEL, YOON

Absent: RIEGEL, SPILLMAN

Also Present: Jim Grabarczyk, Zoning Administrator

PUBLIC PARTICIPATION:

No in-person or remote participation

APPROVAL OF MEETING MINUTES:

A motion was made by Amber Goebel, and seconded by Michael Beem, to approve the September 19, 2022 Planning & Zoning Board Meeting Minutes. The motion carried with all present voting yes.

NEW BUSINESS:

Introduction of Proposed Dancing Acres Subdivision Re-Zoning

Keith Lampert of Monticello Illinois 61856 owns a 36± acre property and desires to subdivide the subject property into 62 separate lots. Each lot will be 10,000 ft² or greater. The proposed development would have Public streets and City utilities, which requires annexation into City limits. Annexation of property into the City limits would automatically require the zoning to the most restrictive designation, Urban Residential (RD) in this case. An RD designation is not an appropriate zoning designation for any new development, no matter the proposed use. Given the nature of their proposed development, RE-1 - Single Family Residential for lots 1 through 60 and RU - Rural for lots 61 and 62 zoning classifications are the most suitable.

Alan Sprinkle, Monticello Township Highway Commissioner, was present at the meeting. He stated that he had addressed drainage questions prior to this meeting, and does not have any issues with the subdivision rezoning. Questions were asked of Keith Lampert regarding access, detention basin, and the size of the lots. In regard to lot size, Mr. Lampert shared that the intention from the beginning has been to provide affordable housing to the average resident of Monticello. Chairman Hawkins questioned if our water system will have any problems serving this subdivision, and Jim Grabarczyk stated no – this is on the good side of our system and these additional houses will improve water flow.

The Public Testimony Period was opened at 7:15pm. There was no in-person participation. Steve Shreffler (remote) asked if there were any waivers, and Mr. Grabarczyk replied that the waivers will be with the preliminary plan, the next item on the agenda. Mr. Shreffler indicated he would wait, and had no comments or concerns regarding the rezoning. A motion was made by Michael Beem, seconded by Chad Johnson, to close the Public Testimony period at 7:17pm.

A motion was made by Michael Beem, and seconded by Chad Johnson, to approve the Rezoning Request for the proposed Dancing Acres Subdivision. The motion passed 5-0.

Introduction of Proposed Dancing Acres Subdivision Preliminary Plan

Keith Lampert of Monticello Illinois 61856 owns the 36± acre property and desires to subdivide the subject property into 62 separate lots. Per City of Monticello Code of Ordinances a Preliminary Plan 152.041 (F) requires public hearing and recommendation from the PZB to Monticello City Council. Mr. Grabarczyk explained the requested waivers - for curb and gutter type from B6.18 style to M6.18 style, to allow sidewalks be built during home construction, to not complete full width improvements to the CR E1700 North Rd, and remove the requirement for street lighting. These were all discussed and agreed upon with the PZB members. Mr. Grabarczyk also explained that this winter the City would be looking at bringing these standards more in line with today and what is currently being done in the industry (examples- allowing a choice in curb types, installing sidewalks after construction so that they are not damaged).

Public Testimony was opened at 7:25pm. Alan Sprinkle stated he is not against this plan, but would like the City to think about future impact on roads due to increased traffic. He stated that in regard to curbs, the type of curb required in our standards was originally done for more water control on the streets. However, he does not have a problem with the type of curb requested in the waiver. He also pointed out that with the annexation, 1700 North Rd, which is currently a Monticello Township road, will also be annexed into the City, and he has no problem with this. Steve Shreffler participated remotely, stating he had questions regarding waivers on this plan, but that during discussion period the questions were answered. Mr. Shreffler stated he concurred with waivers and that it sounds like the City is in good shape on this one. A motion was made by Amber Goebel, seconded by Chad Johnson, to close the Public Testimony period at 7:29pm.

A motion was made by Elaine Yoon, and seconded by Michael Beem, to approve the Proposed Dancing Acres Subdivision Preliminary Plan. The motion passed 5-0.

A motion was made by Michael Beem, and seconded by Chad Johnson, to adjourn the meeting at 7:31pm.

Respectfully Submitted by:

Jill Potts
City Clerk