

MEETING MINUTES OF THE JULY 17, 2023 PLANNING & ZONING BOARD.

PRESENT: Mike Hawkins
Elaine Yoon
Shawn Spillman
Chad Johnson
Marthaan Riegel

STAFF PRESENT: Callie McFarland

ABSENT: Amber Goebel
Michael Beem
Clerk Potts

Chairman Hawkins called the meeting to order at 7:00pm.

Ms. McFarland called the roll and a quorum was present.

There was no online or in person public participation.

New Business.

2023 Monticello Comprehensive Plan Update.

Ms. McFarland gave an overview of the project. Utilizing consultants from Northern Illinois University's Center from Governmental Studies and Egret & Ox Planning, LLC, the City of Monticello Staff and Council have been working on an update of the 2014 Comprehensive Plan. The existing plan did not represent the growth patterns of the community, and an update was necessary. Consultants Mim Evans and Todd Vanadilok presented to the Planning & Zoning Board on the process to date, and reviewed the plan.

The consultants had done significant data and inventory collection, which identified "what's on the ground" of the community, including parks, facilities, neighborhoods, and overall demographic information. Public input included survey responses from 457 households and 57 businesses. Additionally,

Through the guidance of a task force made up of community stakeholders representing various aspects of the community, a vision statement and goals were created. Based on input from the task force after consideration of the survey data, the vision statement centered around a balance between preservation of what the community has and growth for the future. Illinois State Statute suggests 9 topics to prioritize objectives around: Land Use & Development, Housing, Access & Mobility, Economic Development, Community Facilities & Assets, Sustainability, Community Design, Utilities and Infrastructure, and Communications. From the identified goals in each respective topic, objectives were created to guide the city in terms of allocating resources, and implementation strategies and suggestions were listed.

The second part of the Comprehensive Plan is the future land use plan, which is what guides a developer or builder when considering projects, as well as city leadership when determining appropriateness of a project. The task force was presented with three growth scenarios- a low growth, moderate growth, and aggressive growth- with future land uses designated within the 1.5-mile jurisdiction. The task force was comfortable with a low to moderate growth pattern, and provided input on where future developments and growth could occur.

With no further questions or comments from the board, the public hearing was opened at 7:30pm. Resident Steve Shreffler commented that the growth projections were most likely not possible, and development with high densities can create a rise in crime, etc. He encouraged city leaders to take this into account when considering dense development proposals. With no further comment, a motion was made by Shawn Spillman, seconded by Chad Johnson to close the public hearing at 7:35pm. Motion passed.

After further discussion, a motion was made by Chad Johnson, seconded by Marthaan Riegel to recommend approval of the 2023 Monticello Comprehensive Plan as written. Motion passed (5-0-2).

With no further business, a motion was made by Mr. Spillman, seconded by Ms. Yoon to adjourn the meeting at 7:36pm.

Respectfully Submitted,

Callie McFarland
City of Monticello