



2023 COMPREHENSIVE PLAN

City Council Adoption on July 24, 2023

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CHAPTER 1

Introduction

The 2023 Monticello Comprehensive Plan is based on the input of City officials, City staff, residents, business leaders, community organizations, and others providing their thoughts and expertise to advance Monticello's future. The updated Plan is designed to guide the City in maintaining its unique character, facilitating managed growth, and providing opportunities for compatible development over the next 20 years.

COMPREHENSIVE PLAN OVERVIEW

As a guide for future development, a comprehensive plan expresses the aspirations of residents and informs potential developers, businesses, and others of what Monticello finds desirable and how to shape their proposals to best fit the City's vision.

A comprehensive plan is a process as much as a document. Creating a comprehensive plan is an opportunity for City officials, residents, businesses, and other organizations to think about what they would like the future of the community to be and share those ideas with each other. The community did this by participating in a variety of community engagement activities, as described on the next page.

The plan focuses on physical attributes such as land use, access and mobility, and natural resources, but affects all aspects of the community. While this plan is presented as a final document, it should not be viewed as permanent. The plan should be reviewed regularly, typically every five years, to ensure that it still reflects the interests and

features of the community and surrounding area. Additionally, the plan can be modified at any time through the amendment process. This process requires Planning and Zoning Board review at a public hearing and final approval from the City Council.

The 2023 Monticello Comprehensive Plan presents a vision for the community that the City will work towards in the coming years. The plan will guide City officials in decision making as they review proposed developments and allocate resources for municipal projects. The plan includes suggestions for implementation, including strategies, suggested projects, and potential resources that will help guide the City as it works towards achieving its vision and goals.

Taken altogether, the 2023 Comprehensive Plan indicates that Monticello is a community desiring the best for its residents, businesses, and organizations, and is prepared to take steps to reach its goals.



PLANNING PROCESS

The comprehensive planning process included a variety of engagement tools to ensure Monticello community members had opportunities to share their thoughts, ideas, and concerns. Community input helped mold the elements in this plan.

Community members were able to participate in resident and business surveys, share comments on a dedicated project website, and post comments on an interactive web-based Comment Map. They also provided feedback on the plan during a public hearing conducted by the Planning and Zoning Board and discussion with the City Council.

In addition, a Comprehensive Plan Task Force made up of a cross section of residents, business owners, and community leaders met periodically throughout the planning process to review findings, develop the vision, goals, and objectives, and share their expertise.

PLAN ORGANIZATION

The plan is organized into the following chapters:

- Community Profile
- Community Framework
- City Plan
- Implementation

Numerous maps, including the Future Land Use Plan, can be found in the document. Survey findings, Comment Map results, and other additional information are in the Appendix.

PROJECT PHASES

- Inventory and Data Collection**
 Compilation, review, and analysis of community information to understand the aspects that make up Monticello today and elements to address regarding future growth and development.
- Community Input**
 A multi-pronged outreach process to engage community members to collect their thoughts and ideas to shape town planning strategies.
- Vision and Goal Setting**
 Development of a community vision and goals to guide the plan elements and set aspirations for growth management and sustainable development.
- Current Phase**
Plan Preparation
 Synthesis of data analysis, community input, and long-range visioning to prepare the draft Comprehensive Plan, Strategic Plan, and Housing Plan.
- Final Review and Adoption**
 Presentation of final Comprehensive Plan to City officials and the public for final review and adoption.

PROJECT WEBSITE

COMMENT MAP

CONCURRENT COMPREHENSIVE & STRATEGIC PLANNING PROCESSES

The City developed the Comprehensive Plan and a Strategic Plan concurrently. By completing the two plans at the same time, each plan benefited from additional information that would not have been included in just a comprehensive or strategic planning process. Interviews, focus groups, workshops, surveys, online comments, and task force meetings generated a rich mix of input shared across meetings, presentations, and conversations. In addition to the two plans sharing this common base of information, the goals and objectives in each plan are cross referenced where a direct relationship exists. This will enable the City and public to easily move between plans and develop a coordinated approach to decision making.

CHAPTER 2

Community Profile

Monticello is generally located around the center of Piatt County. The most populous municipality in Piatt County, Monticello also has superior regional access via I-72, IL Route 105, and County Route 4. Moreover, I-72 provides two interchanges along the north side of Monticello.

The general planning area for Monticello is defined as a 1½-mile radius around the City's current municipal boundary.

Monticello is located about five or more miles from the nearest municipalities, which would not impact Monticello's 1½-mile planning area. These municipalities include De Land to the north, Bement to the south, and Cisco to the west. Champaign and Mahomet are both within 20 miles from Monticello.

In addition, Monticello is strategically bordered by three of Illinois' ten metropolitan statistical areas (MSAs): Champaign MSA to the east; Decatur MSA to the west; and Bloomington-Normal MSA to the north. The Springfield MSA and Peoria MSA are also located a bit further to the west and northwest, respectively.

This accessibility to half of the State's MSAs plays a significant role in housing, employment, and economic development opportunities, both in terms of current City residents and potential residents, businesses, and employers to attract to Monticello.

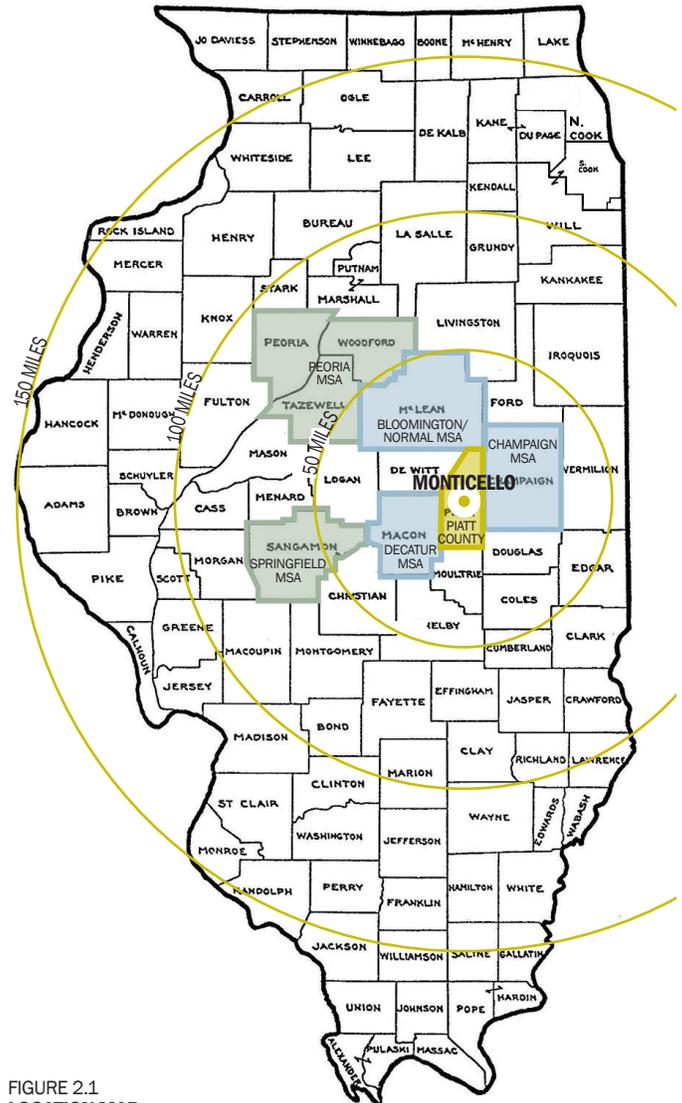
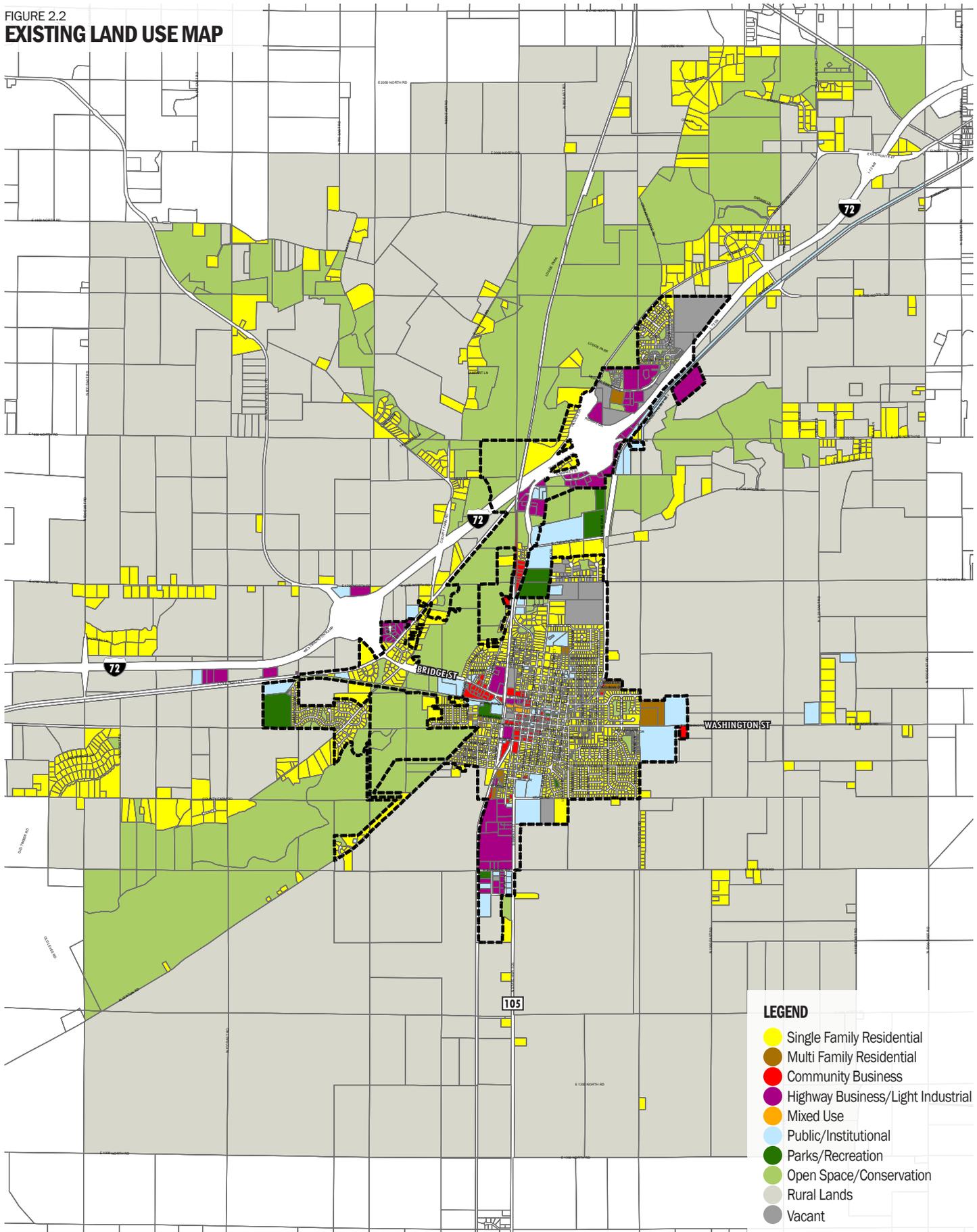


FIGURE 2.1
LOCATION MAP

FIGURE 2.2
EXISTING LAND USE MAP



EXISTING LAND USE

The current state of land use in Monticello forms a solid foundation to plan for future growth and development. The City's existing land use composition is summarized in the Existing Land Use Map and land use pie chart provided in Figures 2.2 and 2.3, respectively.

Rural lands comprise about 72.5% of total existing land use within Monticello's planning area, illustrating its significance in the area. This land is presently located on all sides of the City. Due to agricultural land on the south and east sides of the community, Monticello's anticipated growth areas will likely be around the two I-72 interchanges and the areas north of the interstate, particularly to follow general development patterns, develop land known to have less tillable soil, and take advantage of access to I-72.

About 8.4% of land is devoted to all residential land use types, including a majority (8.3%) for single family residential. Only about 0.1% of land use is allocated to multi family residential, which accentuates the limited diversity in Monticello's housing stock.

Approximately 1.1% of Monticello's present land use is allocated to commercial or industrial uses, including community business (0.2%) and highway business/light industrial (0.9%). Community business uses are primarily located in the downtown area, with some uses scattered across town. Highway business/light industrial uses are situated near the railroad running west of downtown, around the I-72 interchanges, and in the area west of IL Route 105 and south of Kratz Road. These latter two areas represent the City's prime opportunity areas for additional commercial and industrial growth.

Institutional and public uses, including civic uses and schools, make up 1.2% of land use. Parks and open space comprise an additional 0.3%.

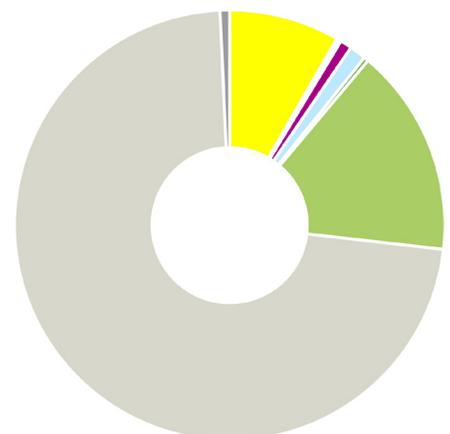
With the presence of the Sangamon River, associated greenways, and other public open spaces throughout Monticello, open space/conservation areas represent the second largest percentage (15.7%) of existing land use after rural lands. This highlights the high priority the community places on land conservation.

While about 0.7% of land is considered vacant, a significant portion of vacant land includes parcels that have been platted for residential use but remain undeveloped. Platted but undeveloped parcels provide an integral opportunity to efficiently manage growth in Monticello, as summarized in the City Plan in Chapter 4.



FIGURE 2.3
EXISTING LAND USE COMPOSITION

- 8.3% Single Family Residential
- 0.1% Multi Family Residential
- 0.2% Community Business
- 0.9% Hwy Business/Light Industrial
- 1.2% Public/Institutional
- 0.3% Parks/Recreation
- 15.7% Open Space/Conservation
- 72.5% Rural Lands
- 0.7% Vacant



COMMUNITY CONDITIONS

The following information provides a snapshot of Monticello's population and housing. This information was considered when developing the goals and objectives in the Comprehensive Plan. The data was drawn from the 2020 U.S. Census and other sources. In order to provide a perspective on what some of these numbers may mean for Monticello, data is also presented for Piatt County and three comparable communities, Mahomet, Forsyth, and St. Joseph.

General Population

While many communities in Illinois have declined in population and are projected to continue to decline, Monticello has grown and is projected to continue to grow. Piatt County has also shown steady growth with slight future growth projected. St. Joseph, Mahomet, and Forsyth have decreased in population, a trend that is projected to continue. Sharp changes from 2019 to 2020 reflect adjustments based on the 2020 Census.

Population by Age

The only Monticello age group declining in percentage of the total population from 2015 to 2020 is those age 45-65. All other groups grew. Growth in those under age 25 is particularly positive for local schools and family-oriented interests. The age breakdown is similar for Monticello and Piatt County except for those in the 45-64 age group, which is a larger percentage for the County. However, unlike the County, Monticello is also seeing growth in those under age 25.

Population by Race & Ethnicity

While slightly more diverse than Piatt County, Monticello remains predominantly white per the 2020 Census (93.6%). However, the City's minority population has increased from 2.3% in 2010 to 6.4% in 2020.

FIGURE 2.4
POPULATION TRENDS, 2015-2025

Source: U.S. Census Bureau, American Community Survey, 2016-2020 5-Year Estimates & 2020 Redistricting Data; EMSI

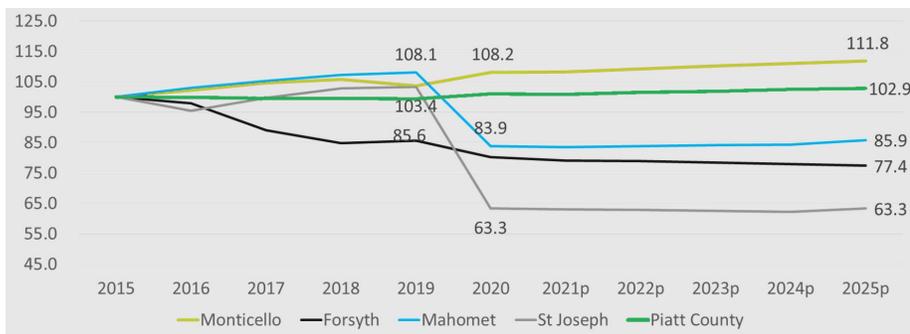


FIGURE 2.5
POPULATION BY AGE, 2020

Source: U.S. Census Bureau, American Community Survey, 2016-2020 5-Year Estimates. S0101

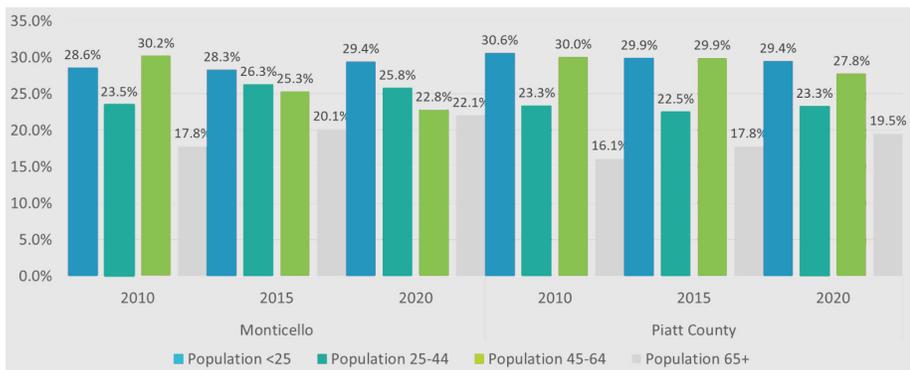
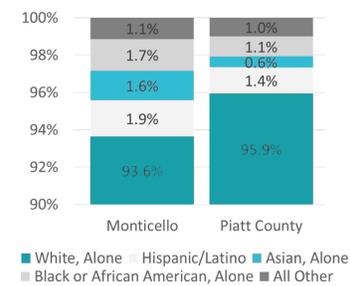


FIGURE 2.6
POPULATION BY RACE & ETHNICITY, 2020

Source: U.S. Census Bureau, 2020 Census Redistricting Data, P1

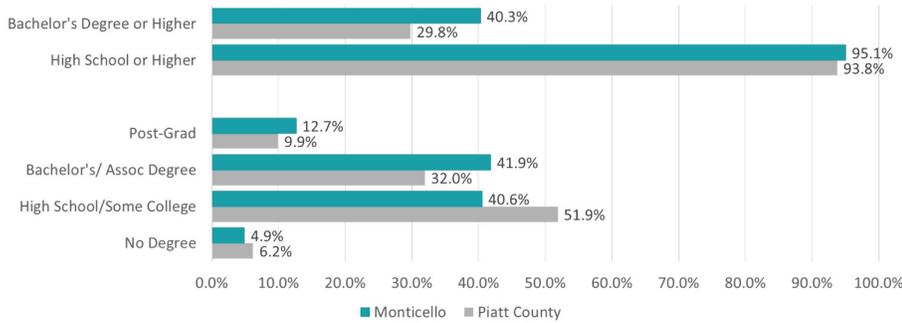


Education

Education levels are high in Monticello, with 40.3% of adults possessing a bachelor's degree or higher. This greatly exceeds the County rate of 29.8%. The high education levels may reflect connections to University of Illinois and Kirby Medical Center.

FIGURE 2.7
EDUCATIONAL ATTAINMENT, 2020

Source: U.S. Census Bureau



Income & Poverty

Most Monticello households have incomes of \$75,000 or higher (51.3%). However, this is lower than in comparable communities (Forsyth, Mahomet, and St. Joseph) and close to the County. Official poverty rate in U.S. in 2020 was 12.8%. Monticello has a relatively high poverty rate when compared to the County. The higher poverty rate may be related to the smaller percentage of Monticello households that consist of a married couple, as shown below.

FIGURE 2.8
HOUSEHOLDS BY INCOME, 2020

Source: U.S. Census Bureau, American Community Survey, 2016-2020 5-Year Estimates. S1901

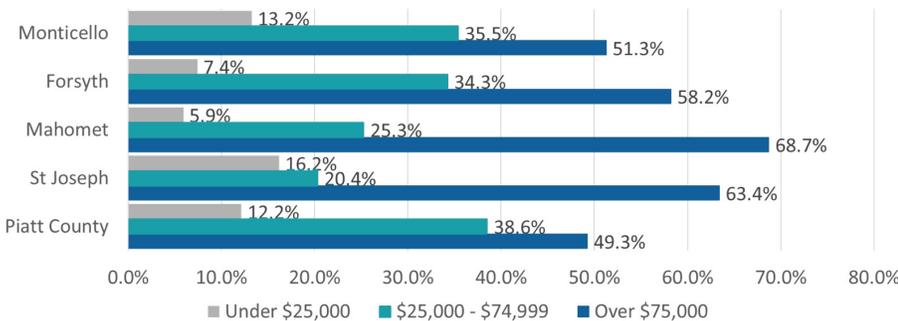
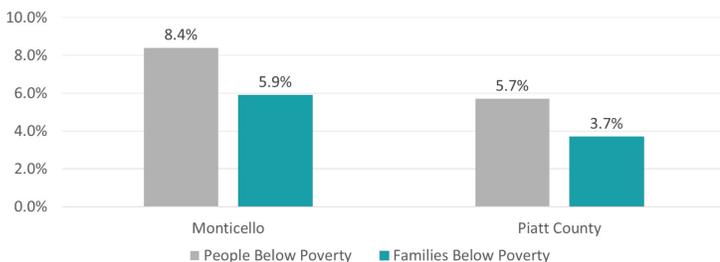


FIGURE 2.9
POVERTY RATE, 2020

Source: U.S. Census Bureau, American Community Survey, 2016-2020 5-Year Estimates, DP03



AARP LIVABILITY INDEX

The AARP Livability Index combines many community elements and arrives at a score from 0-100, with 50 being the average community. The Index is a way to compare communities and identify a particular community's strengths or weaknesses.

As shown below, Monticello's overall score is considerably higher than that of the comparable communities. The city scores particularly high on transportation opportunity and engagement, all factors that affect residents' ability to be part of the community. Health and environment are the only factors below the 50th percentile. Definitions for each category can be found in the appendix.

	Monticello	Forsyth	Mahomet	St. Joseph
Overall Livability Score	58	52	47	48
Housing	55	57	45	49
Neighborhood	56	44	45	54
Transportation	60	42	44	35
Environment	49	54	48	43
Health	43	53	47	45
Engagement	75	56	65	71
Opportunity	69	56	38	41

Source: American Association of Retired Persons (AARP) Livability Index

AARP
AARP LIVABILITY INDEX | GREAT NEIGHBORHOODS FOR ALL AGES

How livable is your community?

The AARP Livability Index scores neighborhoods and communities across the U.S. for the services and amenities that impact you the most.

Explore your community today.

	2022 Median US Neighborhood	Monticello, Illinois
Overall Score	50	58
Housing	52	55
Neighborhood	48	56
Transportation	49	60
Environment	54	49
Health	50	43
Engagement	53	75
Opportunity	52	69

Households

Nearly 1 in 4 residents is a renter, somewhat higher than in comparable communities. While nearly 1 in 4 residents are renters, only approximately 1 in 10 units are in multifamily structures. Therefore, many rentals are likely single-family homes.

FIGURE 2.10 HOUSEHOLD CHARACTERISTICS, 2020

Source: U.S. Census Bureau, American Community Survey, 2016-2020 5-Year Estimates, DP02

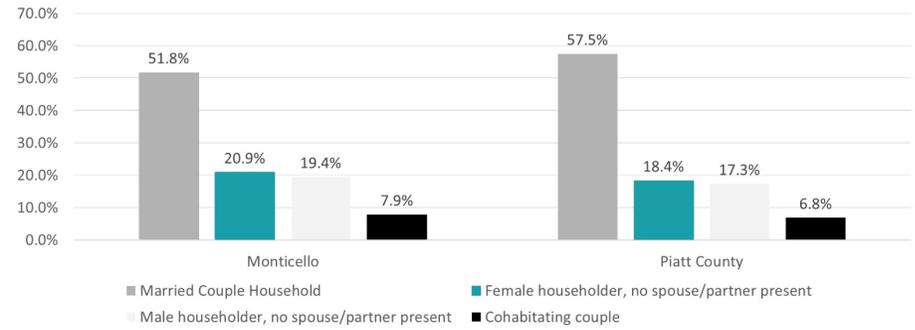


FIGURE 2.11 OCCUPANCY STATUS, 2020

Source: U.S. Census Bureau, American Community Survey, 2016-2020 5-Year Estimates, B25003

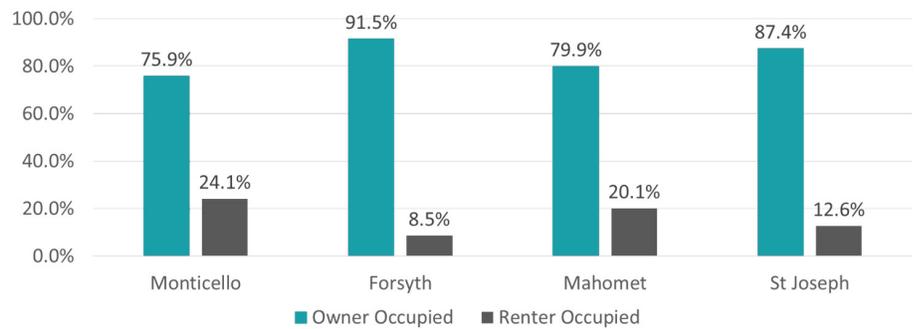
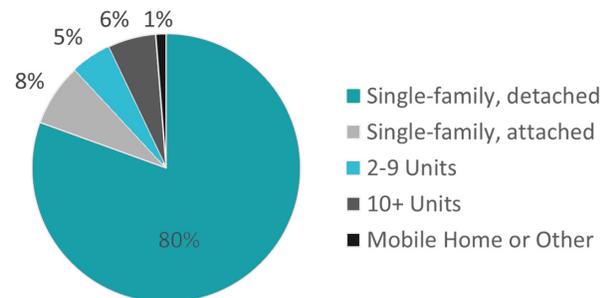


FIGURE 2.12 TYPES OF HOUSING UNITS, 2020

Source: U.S. Census Bureau, American Community Survey, 2016-2020 5-Year Estimates, S2504



Housing Units

Monticello has older homes when compared to Forsyth, Mahomet, and St. Joseph, with 30% built in 1959 or earlier.

FIGURE 2.13
AGE OF OCCUPIED HOUSING UNITS, 2020

Source: U.S. Census Bureau, American Community Survey, 2016-2020 5-Year Estimates. S2504

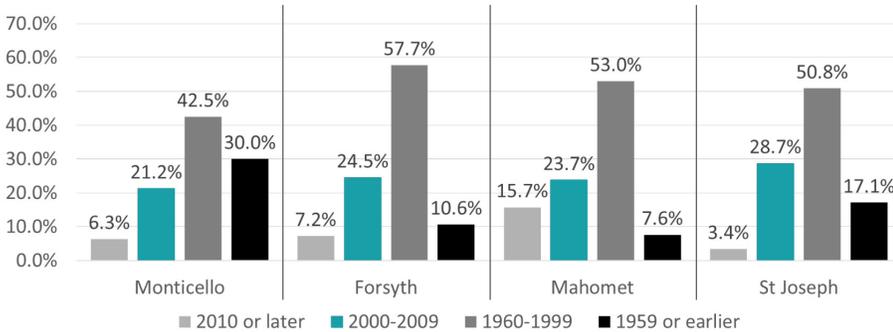
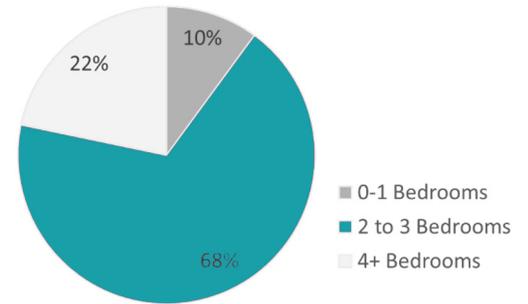


FIGURE 2.14
SIZE OF HOUSING UNITS, 2020

Source: U.S. Census Bureau, American Community Survey, 2016-2020 5-Year Estimates. S2504



Housing Costs

While average rent in Monticello is in the mid-range among comparable communities, mortgage payments are relatively low. Both the value of homes sold and the price per square foot have been erratic over the past three years.

FIGURE 2.15
MONTHLY HOUSING COSTS, 2010-20

Source: U.S. Census Bureau, American Community Survey, 2016-2020 5-Year Estimates. DP04

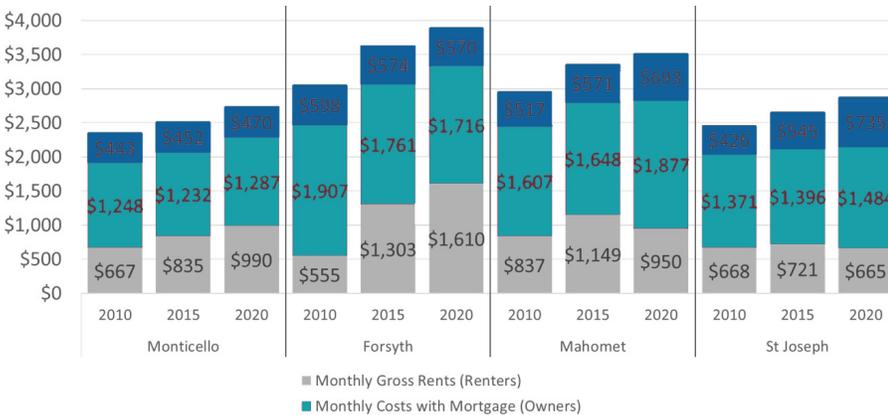


FIGURE 2.16
AVERAGE HOME VALUE, ZILLOW LISTING DATA | As of June 3, 2022
Source: Zillow.com

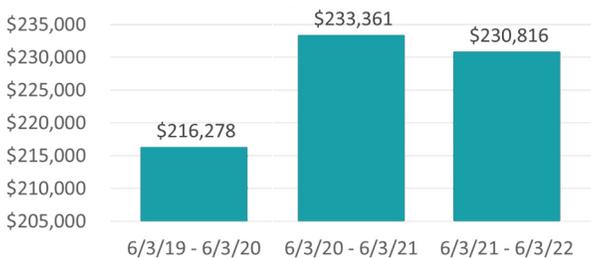
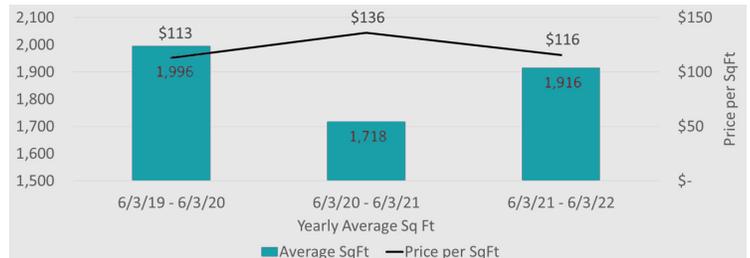


FIGURE 2.17
AVERAGE PRICE PER SQ FT SOLD IN MONTICELLO | As of June 3, 2022
Source: Zillow.com



ECONOMIC CONDITIONS

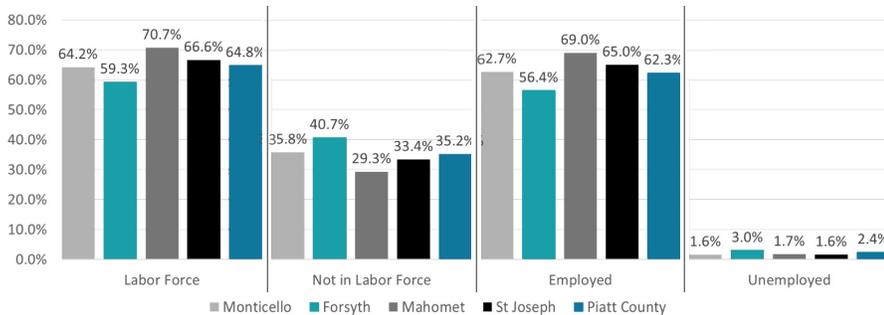
While the previous data provided a snapshot of who lives in Monticello and aspects of the quality of life, the following information provides a snapshot of the local economy. This information is also useful in formulating goals and objectives.

Employment

Employment patterns in Monticello are similar to those in the County and in the comparable communities. Unemployment rates throughout the area are low.

FIGURE 2.18
EMPLOYMENT OF MONTICELLO RESIDENTS, 2016-20

Source: U.S. Census Bureau, American Community Survey, 2016-2020 5-Year Estimates. DP03

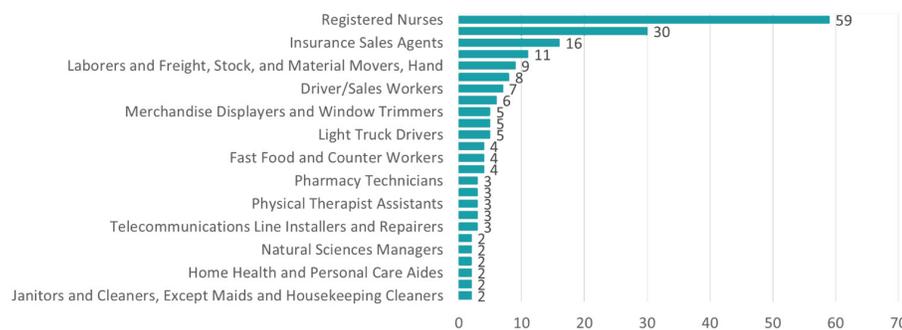


Jobs

The data below shows the affect of Kirby Medical Center on the local job market, with open positions for nurses far surpassing other types of jobs.

FIGURE 2.20
TOP 25 POSTED JOB LISTINGS IN MONTICELLO, 2021

Source: EMSI BurningGlass, 2021



Commuting

The diagram below shows how jobs located in Monticello are divided amongst residents and nonresidents. As can be seen, most Monticello jobs are filled by nonresidents and more Monticello residents commute to jobs outside of the community. However, approximately 20 percent of Monticello jobs are held by Monticello residents, a relatively high percentage.

FIGURE 2.19
COMMUTING PROFILE OF PRIMARY JOBS, 2020

Source: U.S. Census Bureau, OnTheMap, 2019

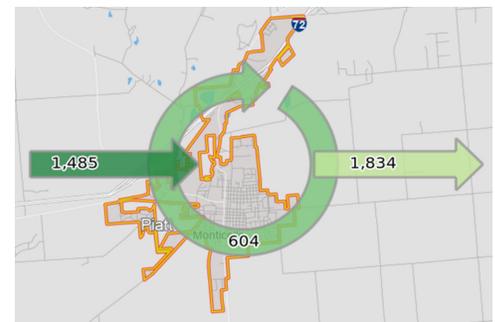
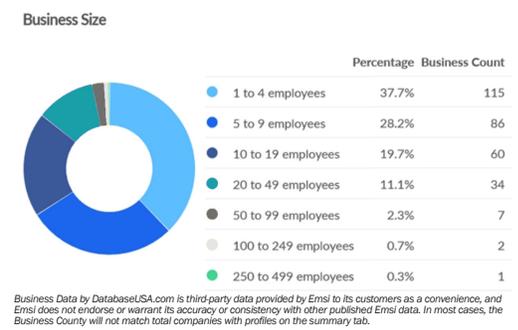


FIGURE 2.21
BUSINESS SIZE, 2021 | By Number of Employees in Monticello

Source: EMSI BurningGlass, 2021



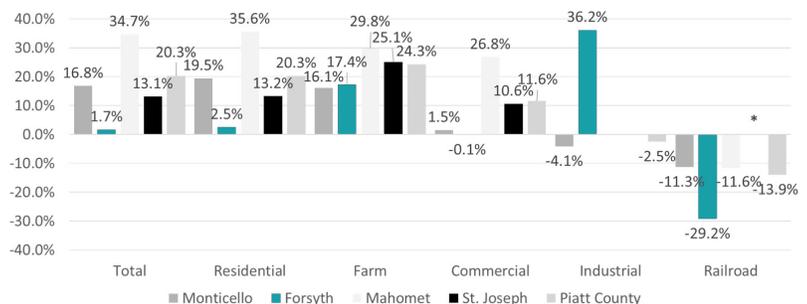
Property Tax Base

Monticello's total equalized assessed value (EAV) grew by almost 17 percent from 2015 to 2020. Residential and farm properties are responsible for the growth, with other categories growing only slightly or declining.

FIGURE 2.22
CHANGE IN EAV, 2015-20

Source: City of Monticello

*Percent change is undefined due to "0" EAV in 2015



CHAPTER 3

Community Framework

A comprehensive plan is typically supported by a community framework -- including a vision, goals, and objectives -- to guide the community's future growth and development. The Comprehensive Plan Task Force helped shape the City of Monticello's vision, goals, and objectives. The vision developed by the Task Force describes what the community aspires to be. It is a snapshot of what one would find in Monticello in an ideal future.

As defined in the Policy Framework on the right, the goals are achievable means to reach the vision. The objectives provide a more specific path to achieve each goal and are the foundation for the Implementation Plan in Chapter 5, which outlines strategies and projects that City officials and their partners can undertake to move the community towards its vision. The inclusion of an implementation plan makes the 2023 Monticello Comprehensive Plan an actionable document that the City can build around for years to come.

VISION STATEMENT

Monticello successfully balances economic growth and high quality of life for its residents and businesses. The needs of the community are well met by nurturing a diverse population, encouraging entrepreneurs, preserving natural resources, and making the community safe and accessible for all ages and abilities. A traditional downtown welcomes residents and visitors, strengthening Monticello's unique image as a historic small town.

POLICY FRAMEWORK

Goals and objectives are summarized in this chapter. Strategies for each objective are provided in Chapter 5: Implementation.

GOAL

An achievable outcome that supports a common vision.

» **OBJECTIVE**

A specific, measurable step to achieve a goal.

» **STRATEGY**

A project or action to meet the objective.

FIGURE 3.1
PRIMARY COMPREHENSIVE PLAN TOPICS

The goals and objectives are categorized by the nine primary topics, which are illustrated in the graphic below. These topics form the policy framework of the Comprehensive Plan. The graphic illustrates how the various topics covered by the plan are interdependent and work in conjunction with each other to build a cohesive and holistically supportive community.

Note: Graphic for illustration purposes only; not a depiction of Monticello



PRIORITIZING OBJECTIVES

Prioritized objectives guide the City when allocating resources, pursuing grants and funding, budgeting staff time, building community support, and laying the groundwork for subsequent tasks and projects. The Task Force prioritized the objectives by considering the following factors:

- How achievable is this objective?
- How much positive impact would achieving this objective have on the community?
- How interested is the community in this objective?
- Is funding necessary and if so, is it available?
- Can this objective be achieved quickly, generating additional local interest and momentum?

Based on the goals and objectives outlined in this chapter, each objective was ranked within its goal category rather than across goal categories. The Task Force ranked each objective as high, medium, or lower priority.

- HIGH PRIORITY
- MEDIUM PRIORITY
- LOWER PRIORITY

However, objectives will not always be addressed in priority order if opportunities or obstacles arise that enter into the decision making process. All objectives are still important to achieving the City's vision, regardless of their level of priority.

The prioritized objectives are shown in the following tables.



GOALS & OBJECTIVES

1: Land Use & Development

GOAL | *Monticello will pursue development that advances economic growth, attracts new residents, and meets the needs of existing and new residents and businesses.*

#	OBJECTIVE	PRIORITY
1.1	Invest in downtown to keep it a strong central focus for the community.	● HIGH
1.2	Strive for a balance of uses in the City, considering the needs of employers, employees, residents, and visitors.	● HIGH
1.3	Consider Monticello's long-term role in the region and plan development to strengthen that role.	● HIGH
1.4	Review and amend, where appropriate, Monticello's Zoning Code to align with the land use, housing, and economic development goals.	● MEDIUM
1.5	Maintain Monticello's small town feel and honor its rural heritage.	● LOWER

2: Housing

GOAL | *Monticello will encourage a diverse housing stock that meets the needs of all residents, protects community character, and enables the City to grow.*

#	OBJECTIVE	PRIORITY
2.1	Evaluate proposed housing from multiple perspectives including local businesses, the schools, and other providers of community services dependent on a sustained or growing local population base.	● HIGH
2.2	Encourage housing that is a good fit with the needs and wages of the local workforce.	● MEDIUM
2.3	Plan for housing that accommodates all ages, incomes, and abilities.	● MEDIUM
2.4	Encourage housing in and near downtown, both to support downtown businesses and increase walkability.	● MEDIUM
2.5	Support maintenance and renovation of Monticello's historic housing stock.	● MEDIUM
2.6	Consider multifamily housing opportunities compatible with the City's character and goals.	● LOWER

3: Access & Mobility

GOAL | *Monticello will be a well-connected community providing safe access and inclusive mobility for users of all ages, abilities, and transportation choices.*

#	OBJECTIVE	PRIORITY
3.1	Enhance connectivity by creating additional and safe pathways and crossings for all ages and abilities.	● HIGH
3.2	Coordinate with local partners to advance regional trails and connectivity, including potential options to enhance access and trail usage along the Sangamon River and other open spaces.	● HIGH
3.3	Encourage electric vehicle infrastructure in improvements and new development.	● MEDIUM

GOALS & OBJECTIVES

4: Economic Development

GOAL *Monticello will grow its economy based on capturing its share of regional economic growth, supporting existing businesses and industries, and strengthening its appeal to visitors.*

#	OBJECTIVE	PRIORITY
4.1	Encourage locally owned, unique small businesses that serve Monticello residents and visitors and encourage entrepreneurship.	● HIGH
4.2	Promote existing programs and policies and develop new ones that facilitate business continuation and growth.	● HIGH
4.3	Grow Monticello as a tourist destination by promoting and developing facilities and programming that attract more visitors and encourage extended stays.	● HIGH
4.4	Position the City so it can adapt to changing needs of business owners, workers, customers, and visitors.	● MEDIUM
4.5	Leverage the competitive advantage of Monticello's central location to enhance economic development through attracting new businesses.	● MEDIUM
4.6	Work with property owners to modernize their sites, including steps like high-speed internet, higher or exposed ceilings, open workspaces for collaboration, and flex spaces built to suit.	● LOWER
4.7	Strengthen the local workforce to meet the needs of a variety of employers.	● LOWER

5: Community Facilities & Assets

GOAL *Monticello will provide the community with high quality educational, recreational, and civic engagement facilities and opportunities.*

#	OBJECTIVE	PRIORITY
5.1	Strengthen downtown as a focal point for the community.	● HIGH
5.2	Include access to public facilities for those with physical disabilities.	● HIGH
5.3	Strengthen arts and cultural opportunities for residents and visitors.	● MEDIUM
5.4	Coordinate future residential development review with the School District to understand impacts on school enrollments and facilities management.	● MEDIUM
5.5	Provide equitable distribution of parks and recreation facilities.	● MEDIUM
5.6	Engage local businesses in community activities that benefit student learning at schools, encourage sponsorships at local parks and sports leagues, and boost Monticello's community spirit.	● LOWER

6: Sustainability

GOAL *Monticello will promote practices that protect natural resources and advance the City's sustainability initiatives.*

#	OBJECTIVE	PRIORITY
6.1	Manage stormwater effectively to protect the built and natural environment.	● HIGH
6.2	Maintain and enhance the City's tree cover.	● MEDIUM
6.3	Create a Green Monticello program that promotes recycling, energy efficient buildings, and other programs that support sustainability.	● MEDIUM
6.4	Work with developers of alternative energy sources to build up local resources in a way that is compatible with the community and enhances the local economy.	● LOWER





GOALS & OBJECTIVES

7: Community Design

GOAL | *Monticello will enhance its community character through quality design of the built environment and protection of the natural environment.*

#	OBJECTIVE	PRIORITY
7.1	Maintain Monticello's emphasis on high quality design, including downtown buildings, public facilities, and other structures that reflect community pride.	● HIGH
7.2	Continue to support historic preservation through existing and new efforts.	● MEDIUM
7.3	Support public art.	● MEDIUM
7.4	Create a natural resources inventory with strategies intended to preserve and appropriately integrate environmental elements and agricultural land preservation into community design.	● LOWER

8: Utilities & Infrastructure

GOAL | *Monticello will ensure utilities efficiently meet the needs of the community and potential new developments.*

#	OBJECTIVE	PRIORITY
8.1	Consider ways to increase the efficiency and cost effectiveness of providing utilities and infrastructure through land use planning and future development.	● HIGH
8.2	Monitor the impact of new development on existing utilities and infrastructure to properly plan for improvements or expansion.	● MEDIUM
8.3	Leverage TIF or Business District funds to support improvements to utilities, roadways, and other infrastructure.	● LOWER

9: Communications

GOAL | *Monticello will provide easy and clear communication between City officials, residents, property owners, businesses, and other community stakeholders.*

#	OBJECTIVE	PRIORITY
9.1	Strive for membership of City boards, commissions, and committees that is representative of the community.	● HIGH
9.2	Continue social media efforts to expand the reach of communication and engage the community in an interactive way.	● HIGH
9.3	Improve communications through options such as an improved website, electronic signs, and a newsletter.	● MEDIUM
9.4	Provide communication options that meet the preferences of residents and businesses.	● MEDIUM

CHAPTER 4

City Plan

The City Plan is the core element of the Monticello Comprehensive Plan, providing recommendations for future land use, housing, economic development, access and mobility, community facilities and assets, natural resources, utilities, and infrastructure. Building upon the community profile and framework in the previous chapters, the City Plan synthesizes the findings and policies from the planning process to formulate a guide for managed growth and sustainable development in Monticello for the next 20+ years.

FUTURE LAND USE PLAN

The Future Land Use Plan is intended to position Monticello for growth while maintaining the City's small town character and preservation of the natural environment. In addition, the plan will provide for balanced land use with residential, commercial, employment, civic, and recreational opportunities, which will collectively enhance the quality-of-life in Monticello.

When reviewing the Future Land Use Plan, it is important to understand its generalized nature. Given the scale at which municipal comprehensive planning occurs, only broad areas of land use are indicated. On specific parcels of land, certain exceptions may be appropriate. For example, a daycare center located within a residential neighborhood may be permitted even though the Future Land Use Plan does not strictly indicate a commercial use in the neighborhood; such exceptions should be addressed on a case-by-

case basis in accordance with all municipal ordinances.

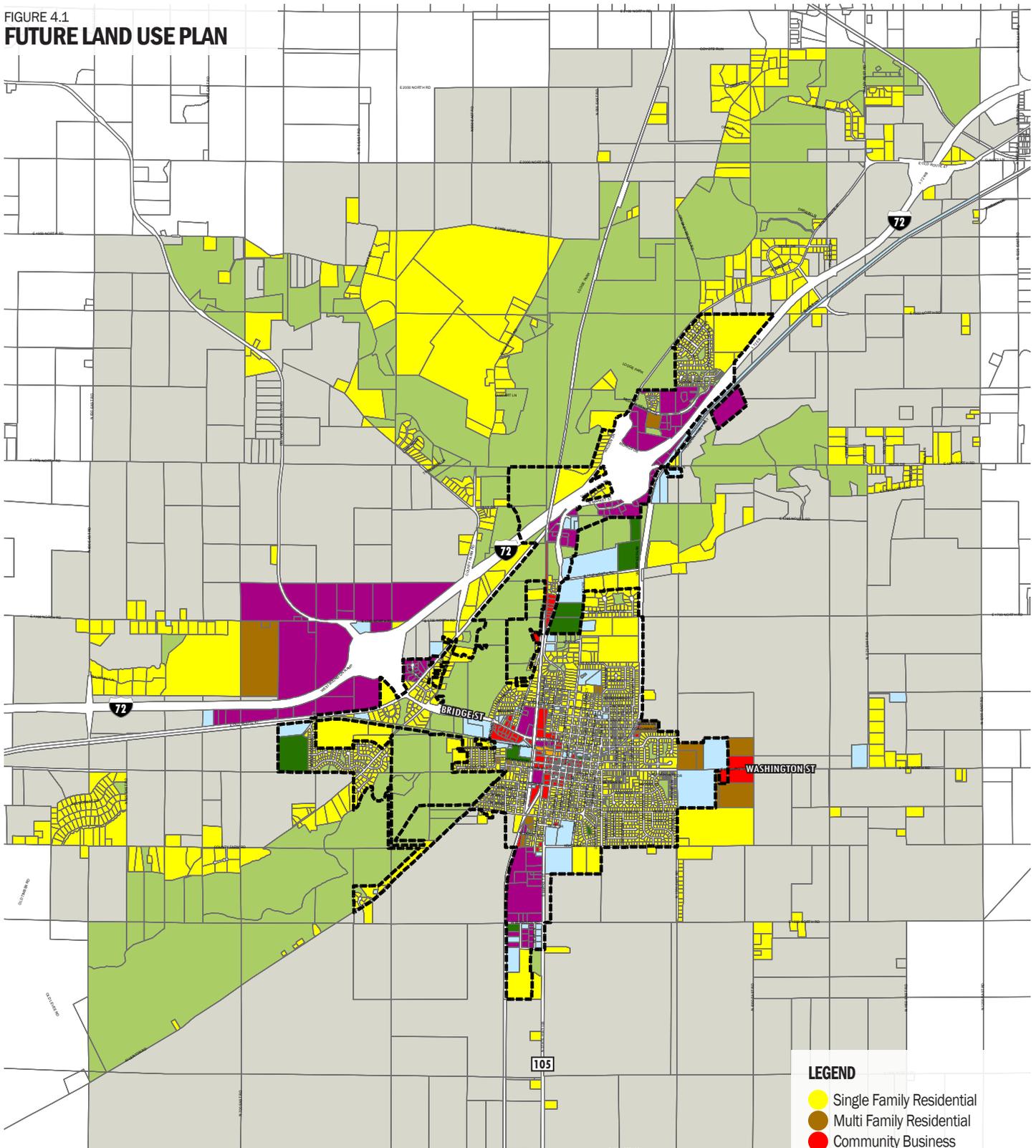
In addition, new public uses like parks and schools are not specifically shown on the Future Land Use Plan, unless certain land is specifically earmarked by the City or school district for future park or school sites, respectively. Analyses of additional parks and school space needed to accommodate future population growth are provided later in this chapter.

FUTURE LAND USE PLAN MAP

The Future Land Use Plan Map, shown in Figure 4.1, depicts all projected land uses within the current municipal limits and within the City's general planning area. The map illustrates Monticello's long term growth capacity which includes moderate development to accommodate desired community growth and economic development.



**FIGURE 4.1
FUTURE LAND USE PLAN**



PREFERRED GROWTH SCENARIO:

Focus growth primarily by (1) building out undeveloped plats and infill parcels within municipal limits, (2) adding new residential primarily north of town (between Piatt Road and Bucks Pond Road), and (3) increasing commercial and light industrial development around the western interchange.

6,202

Monticello's 2021 population, per the U.S. Census ACS 5-Year Estimates

8,560

New residents added by building out new residential shown on Future Land Use Plan

14,762

Ultimate population if new residential growth is added to Monticello's 2021 population

138.0%

Population growth as a percentage of Monticello's 2021 population

LEGEND

- Single Family Residential
- Multi Family Residential
- Community Business
- Highway Business/Light Industrial
- Mixed Use
- Public/Institutional
- Parks/Recreation
- Open Space/Conservation
- Rural Lands
- Vacant

The map illustrates the arrangement of future land uses, particularly with respect to existing land uses, past development patterns, and recent trends. In addition, the map provides areas of substantial agricultural land and open space conservation to create a natural growth boundary around Monticello and provide potential opportunities for passive recreation. The potential for the City to extend public utilities to certain areas served as an additional determining factor to assess future land uses.

PLATTED BUT UNDEVELOPED RESIDENTIAL PARCELS

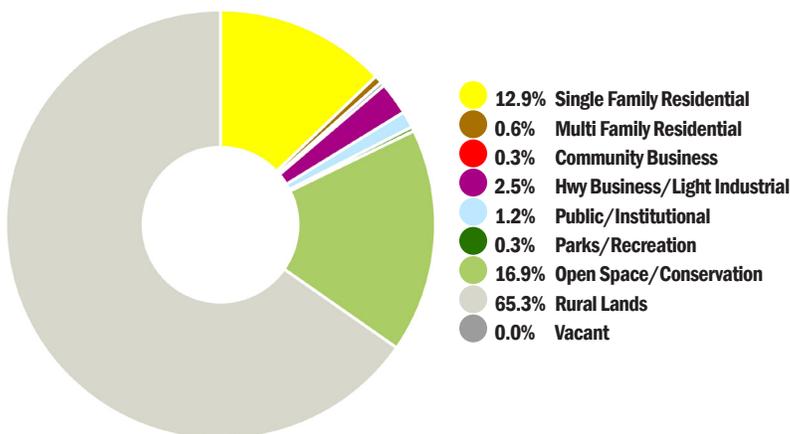
The residential development pattern in Monticello has primarily maintained a traditional grid street network, which accentuates the small town nature of the community. Neighborhoods on the far western and eastern edges of the community exhibit curvilinear street patterns that typically define modern subdivisions. While these neighborhoods have filled out, more recent residential development projects have portions of platted lots that remain undeveloped. This served as another determining factor for the Future Land Use Plan, particularly guiding different land use buildout scenarios that have the most significant impact on Monticello’s population growth and capacity to provide municipal services.

LAND USE SCENARIO PLANNING

A series of three land use buildout scenarios is provided in Figure 4.3 (full page maps of the three scenarios are provided in the Appendix). Each scenario illustrates how the buildout of these platted but undeveloped residential parcels can be paired with additional residential, commercial, and industrial development of varying degrees. The three scenarios generate different population projections that guided the decision making on an appropriate level of growth for Monticello.

After discussion of the three scenarios, the Task Force selected Scenario B as the preferred land use planning scenario due to its moderate population projection. The preferred scenario provides for balanced buildout of the platted but undeveloped residential parcels with limited additional residential, commercial, and industrial development, which is depicted as the preferred scenario in the Future Land Use Plan in Figure 4.1. Future land use composition is summarized in Figure 4.2.

FIGURE 4.2
FUTURE LAND USE COMPOSITION



LAND USE CATEGORIES

RESIDENTIAL

Residential uses encompass a diverse set of housing types to provide residents with options that meet varying needs, budgets, and life stages. Single family residential will continue to be the most prominent residential type in Monticello. Multi family residential, such as apartments, condominiums, and other multi-family options, help to diversify the local housing stock while respecting the single family character of the community. Different residential typologies are summarized on the following pages to highlight different housing types that may be appropriate for Monticello.



- **Single Family Residential**
- **Multi Family Residential**

COMMERCIAL

Commercial uses provide retail goods and services with stores, restaurants, and businesses that serve the needs of residents and the daytime population generated by offices and other employment centers. Commercial uses are primarily located in Downtown Monticello and along certain major roadways like IL Route 105 and Washington Street. Various commercial typologies are summarized on the following pages to show businesses and services that may be appropriate for Monticello.



- **Community Business**

EMPLOYMENT GENERATORS

Employment uses provide job opportunities for local residents and job seekers from around the region. To capitalize on the City’s access to I-72 and position as Platt County’s most urbanized community, Monticello will work towards providing a range of employment generating uses. Industrial uses may include: warehousing; logistics; manufacturing; tech; research and development; offices in traditional, coworking, and shared formats, etc. Emerging uses like hybrid industrial/commercial businesses (the WeatherTech Factory Store in Bolingbrook, IL, is one of the most notable examples) or a brewery with a tasting room or restaurant component may also be explored. Highway business uses may provide goods and services in a similar manner as community businesses. These employment generating typologies are summarized on the following pages.



- **Highway Business/Light Industrial**

COMMUNITY FACILITIES & ASSETS

These elements provide for a range of public and institutional uses like schools, religious institutions, and municipal facilities that provide services, programs, and opportunities that support day-to-day civic life in Monticello. Other community assets include parks, recreational facilities, open space, conservation areas, rural lands, and environmental features that help preserve Monticello’s rural character and natural resources. Vacant land is also listed as assets given the opportunities they offer the City to provide new uses that bring benefit to the community.



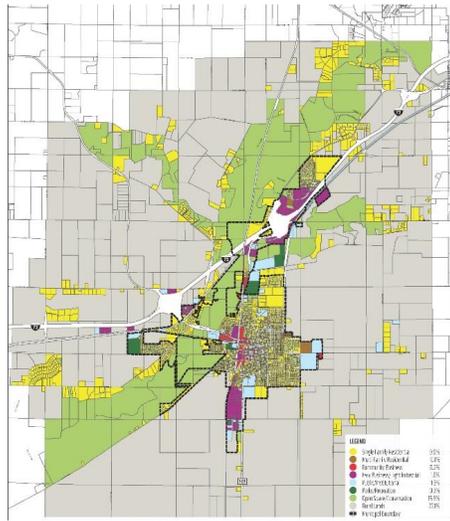
- **Public/Institutional**
- **Parks/Recreation**
- **Open Space/Conservation**
- **Rural Lands**
- **Vacant**

**FIGURE 4.3
LAND USE PLANNING GROWTH SCENARIOS**

As presented to the Comprehensive Plan Task Force, with minor edits, at their January 19, 2023 meeting

PREFERRED LAND USE PLANNING GROWTH SCENARIO

WITH MODIFICATIONS [SEE FIGURE 4.1 FOR PREFERRED FUTURE LAND USE PLAN]



1,310

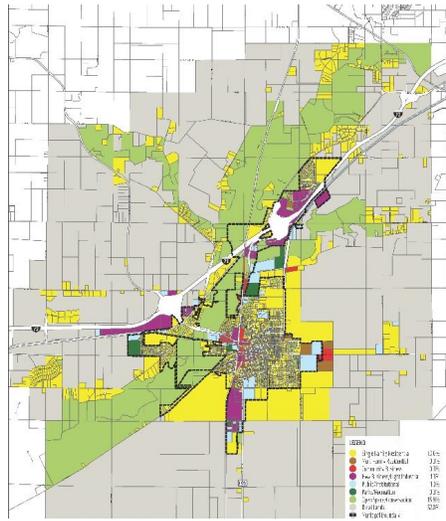
New residents added by only building out undeveloped plats and infill parcels

7,512

Ultimate population if new residential growth is added to Monticello's 2021 population (6,202)

21.1%

Population growth as a percentage of Monticello's 2021 population (6,202)



11,397

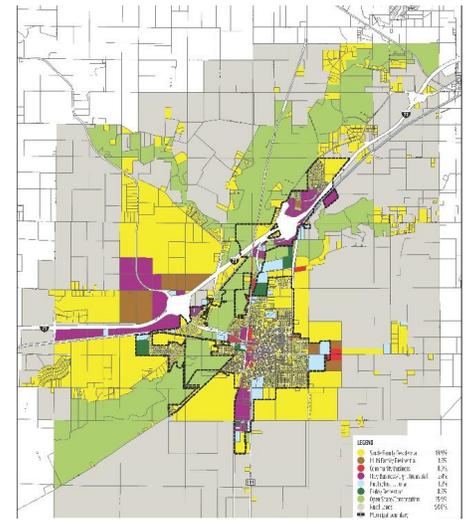
New residents added by building out undeveloped plats and infill parcels and limited new residential development

17,991

Ultimate population if new residential growth is added to Monticello's 2021 population (6,202)

190.1%

Population growth as a percentage of Monticello's 2021 population (6,202)



28,229

New residents added by building out undeveloped plats and infill parcels and all residential depicted on the Zoning Map

34,431

Ultimate population if new residential growth is added to Monticello's 2021 population (6,202)

455.2%

Population growth as a percentage of Monticello's 2021 population (6,202)

LAND USE VS ZONING

It is important to note that the Future Land Use Plan is not a zoning map. Zoning regulates specific aspects of development, such as yard dimensions and building height, in addition to the location of certain types of uses within districts. Thus, zoning is a useful tool for protecting the use of property and community character, even if the zoning map does not exactly align with the land use map.

On the other hand, the Future Land Use Plan is intended to guide where certain types of development are to be located and is not intended to restrict the use of land. A land use plan indicates, in a general manner, the location of current and future uses of land for various types of development. It is meant to be a guide for establishing more finely-tuned regulations such as zoning and to guide decision making which may involve public or private investment in property development.

The degree to which a zoning map will conform to a land use map depends on two factors: (1) how finely-tuned the land use map is in terms of dividing land uses into those which conform to districts, and (2) how often the zoning map is amended. Once the updated Comprehensive Plan is approved by City officials, one of the first follow-up tasks is typically to update the City's zoning regulations and map to ensure they align with the land use and development policies outlined in the plan.

Typically, a land use map is changed much less frequently than a zoning map because it is intended to encompass a longer time frame, embody a broad community vision, and provide a more general guide for town growth and development.



DEVELOPMENT TYPOLOGIES

Viewing potential development concepts through the lens of development typologies allows the community to consider various housing options, business types, employment generators, and general development approaches that are appropriate for a community with a character and profile like Monticello.

For example, recommending a concept that allows for businesses like a café or specialty grocer points more towards community support for these general uses, rather than targeting specific businesses like a Starbucks or Trader Joe’s. Similarly, a concept that calls for a business park may accommodate a range of uses, from professional offices or healthcare facilities to coworking spaces or technology facilities.

The development typologies provide a foundation for the Future Land Use Plan, which guides City officials with a general sense of the types of development to pursue for Monticello, whether it is national brands or locally-owned businesses.

As provided on the following pages, the general description for each development typology looks ahead to how each development type may influence how Monticello grows and develops into the future.

DEVELOPMENT TYPOLOGY OBJECTIVES

The development typologies provide for a more balanced mix of land uses that promote the following objectives:

- Account for adequate utilities and infrastructure capacity
- Diversify the local housing stock
- Expand the municipal tax base
- Enhance employment options
- Complement Monticello’s rural heritage
- Support stewardship of the natural environment
- Advance a more sustainable and resilient local economy

DEVELOPMENT TYPOLOGIES

Residential

Monticello has primarily developed as a single-family residential community, with pockets of multi-family housing options like apartments, senior living, and mobile homes. The Comprehensive Plan recommends continued diversification of the local housing stock to provide options that meet varying budgets, life stages, family structures, and housing needs. This may include providing options like duplexes, condominiums, townhouses, and accessory dwelling units (ADUs). More senior housing in particular was noted as a need based on community survey results.

The City’s housing approach will partly focus on building out residential lots that have already been platted in unfinished subdivisions or infill sites. This approach is a key component of the preferred land use planning scenario, which is summarized in Figure 4.3. This approach also includes allowing for new residential development in other parts of Monticello, particularly north of I-72, which will build out housing opportunities close to businesses and jobs near the interstate. Focusing new residential growth to the north also helps to protect tillable soils to the south for productive agricultural uses.

As the City considers new residential development, it may look to some of its current neighborhoods for housing prototypes that work in the community, as highlighted in the sample images to the right.

Traditional single family homes (top left); Villas of Holly Brook assisted living community (top right); large lot single family homes (bottom)



DEVELOPMENT TYPOLOGIES

Commercial

As the heart of the community, Downtown Monticello serves as the central commercial base for the City. Businesses are also located near I-72 and along major roadways like IL Route 105. Commercial uses at the two I-72 interchanges are attractive to motorists driving along the interstate, as well as emerging neighborhoods being built up in those areas. While businesses in Monticello's core generally cater to residents and workers, they also attract visitors in town for special events, local attractions, or visits with family or friends.

Current businesses are a variety of retail, services, restaurants, and lodging, with a mix of locally owned, regional, and national brands. Based on community survey findings, respondents viewed Monticello's businesses, restaurants, and downtown area among the top aspects about the City. Survey findings also indicated the potential for additional shopping and business development, with particular emphasis on: restaurants; retail shops; entertainment/cultural opportunities; childcare; and activity spaces catering to youth and families.

Expansion of Monticello's commercial base will enhance the local tax base. Market conditions, demographics, and local assets often dictate where certain businesses will locate. The City should also continue its proactive approach to attract the types of businesses that meet local needs, match community priorities, and boost the tax base. As a community that draws customers from around the vicinity, Monticello has a prime opportunity to continue providing goods and services that meet the varying needs and budgets of a broad customer base.

Focusing commercial development in established areas like the downtown area, near I-72, and long major road corridors will help Monticello strengthen the quality of these areas and avoid disconnected commercial development that detracts from community character and neighborhood stability. It will also reduce the cost of development since infrastructure and services will not need to be extended. In addition, transportation is a critical component to serve commercial centers and can be maximized in a more focused area.

Cafés and bakeries (top left); brunch spots (top center); grocery stores (top right); experience-based businesses like Pinot's Palette (middle left); restaurants (center); boutique or specialty shops (middle right); youth-centric businesses like indoor play areas, creative arts, sports and recreation, etc. (bottom left); farm-based businesses represented at the local farmers market (bottom center); personal care businesses like yoga, pilates, massage therapy, etc. (bottom right)



DEVELOPMENT TYPOLOGIES

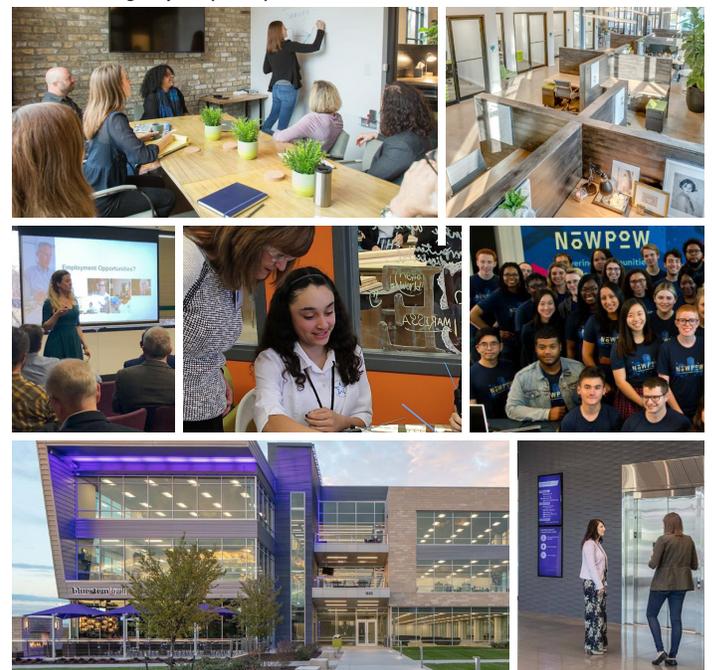
Office

While office uses are typically viewed as being part of commercial or industrial development, they fit into a particular segment of a community's employment base and economic development strategy. Office/business parks are increasingly making room for unique tenants. While corporate headquarters, professional offices, and banking/financial services are common, the examples illustrated below can enhance the tenant mix of an office/business park, provide spaces for local entrepreneurs, and diversify employment opportunities.

Even though community survey findings indicate that the City offers an adequate amount of office and healthcare uses, there are still opportunities to diversify Monticello's office market, particularly to expand the local jobs base and cater to the younger segment of the workforce. This may include attracting office uses like technology, research and development, coworking and flexible office spaces, makerspaces, and business incubators. Many of these office environments cater to entrepreneurship, creativity, and creation, which often thrive in office environments where similar or supportive businesses can collaborate in shared spaces.

- Coworking spaces and business incubators often serve as springboards for fledgling businesses to start small before branching out into their own larger spaces elsewhere in the community. In addition to serving remote workers, coworking spaces support small businesses and entrepreneurs with access to classes and shared resources like conference rooms, printing, and other office amenities.
- While survey findings view healthcare as adequate, such uses may still be attractive to cater to a growing senior population and create new competitive advantages in the region. The continued growth of Kirby Medical Center may support related office growth.
- Makerspaces support creators of all ages, from at-home hobbyists and amateur builders to school STEM classes and robotics teams.
- Nearby colleges and universities may seek to expand their footprint in unique office settings.
- Tech startups often provide a suite of meeting spaces, resources, and amenities to recruit top-tier talent and like-minded businesses.

Community meeting spaces (top right); coworking spaces (top left); business incubator (middle left); makerspaces (center); tech and business startup spaces (middle right); healthcare, higher education, and other learning campuses (bottom)



DEVELOPMENT TYPOLOGIES

Industrial

Approximately 0.9% of Monticello's existing land use is comprised of highway business/light industrial uses. The I-72 corridor has started to see some of this industrial development mixed in with highway-oriented businesses like auto dealerships and storage facilities. Another significant pocket of industrial uses and highway businesses has established itself on the City's far southern end along IL Route 105.

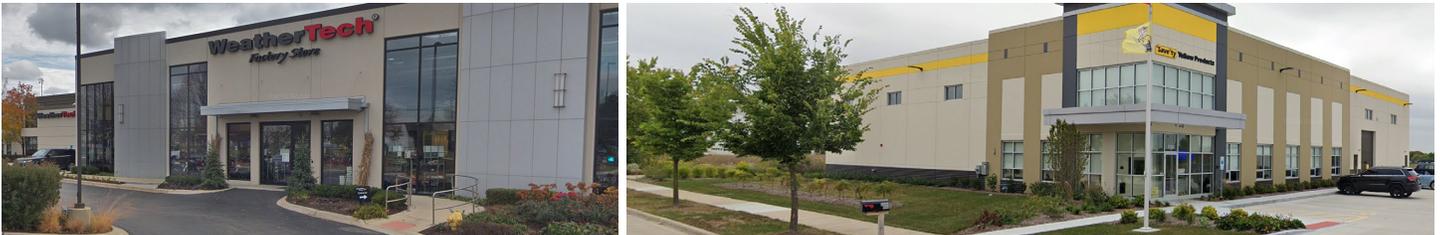
By capitalizing on the City's superior access to I-72, the Future Land Use Plan expands the amount of highway business/light industrial uses to 2.5% of total future land use, which more than doubles the existing amount of industrial. Most of this additional industrial use is proposed around the two I-72 interchanges.

Industrial sites can take a variety of forms and sizes. While industrial buildings will generally occupy a sizable footprint, they can still be designed in such a way that adds positive value to the City's character and integrates natural features into their site design. The amenities listed below can also enhance the quality of the site and blend in well with the local transportation network. Light industrial uses should be encouraged as part of mixed use developments or office/business parks.

Hybrid industrial/commercial enterprises are becoming more prominent by providing product creation, warehousing, and sales under a single roof. This model reduces transport and infrastructure costs, as well as attracts customers curious about the source and production of the items they purchase. The sales area or showroom typically occupies less than 20% of the building, with product creation and warehousing comprising the remaining floor area. Examples from around Illinois include the WeatherTech Factory Store (Bolingbrook), Ashley Furniture HomeStore (Romeoville), and "Save"ty Yellow Products (St. Charles).

Another popular example is a brewery with a restaurant or tasting room component like Door 4 Brewing Company in Decatur, White Oak Brewing in Normal, and Obscurity Brewing in Elburn. Hybrid industrial/commercial enterprises may be part of an office/business park, commercial area, or mixed use district.

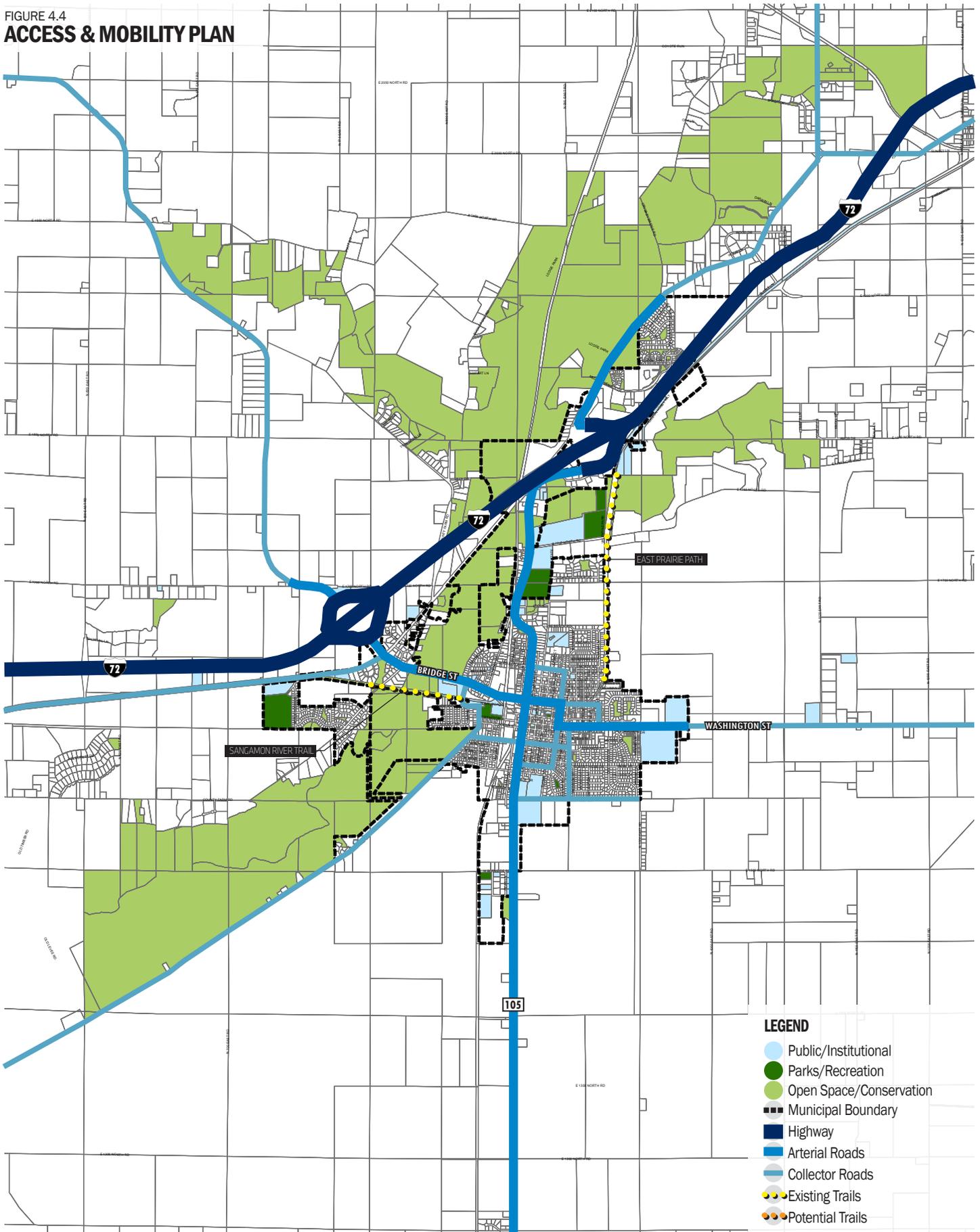
Hybrid industrial/commercial enterprises (top); breweries and distilleries with or without a restaurant or tasting room component (middle); industrial buildings like warehousing, logistics, manufacturing, etc. (bottom)



BUILDING DESIGN & SITE AMENITIES

- Quality building materials
- Environmentally-appropriate lighting
- Green space and landscaping
- Renewable energy and sustainable features
- Protection of wetlands, trees, and other natural features
- Trail, sidewalk, and transit options

FIGURE 4.4
ACCESS & MOBILITY PLAN



ACCESS & MOBILITY

Monticello has the benefit of excellent regional access, including two interchanges off of I-72 and two other major roadways (IL Route 105, and County Route 4), which provide the City with a well-connected roadway network and opportunities to advance stable community growth and economic prosperity.

As illustrated on the Access and Mobility Plan Map in Figure 4.4, Monticello's existing transportation network provides a solid foundation that can be reinforced with periodic improvements and strengthened connections to the regional transportation network. A pedestrian- and bike-friendly community also encompasses safe access and mobility for people of all ages and abilities. This includes ADA-compliant facilities at crosswalks, parking lots, and entry points to buildings.

With Monticello's transportation network covering multiple jurisdictions, intergovernmental cooperation is integral to the improvement and maintenance of a multimodal transportation system that adequately serves the community, while making the City an attractive destination to build new homes, establish new businesses, and provide jobs for the region.

TRANSPORTATION ELEMENTS

ROAD NETWORK

The streets serving Monticello's road network are classified according to their function in the local circulation system:

- **Highways:** I-72
- **Arterial Roads:** IL Route 105, Bridge Street
- **Collector Roads:** Washington Street, Allerton Road, Old Route 47/County Road 1625, Deland Monticello Road, Buchanan Street, Center Street, Piatt Street, Kratz Road, Marion Street
- **Local Roads:** All other roads

Given its regional coverage and two interchanges serving the community, I-72 provides a competitive advantage for economic development. Proper roadway classifications help ensure safe and efficient movement of vehicles to accommodate current traffic volumes and anticipate future increases as Monticello experiences growth and development. It also aids in capital improvements programming and in the designation of specialized traffic routes, such as designating specific roads for truck traffic.

SIDEWALKS & TRAILS

Small towns like Monticello are generally viewed as being relatively friendly to pedestrians and bicyclists, even if infrastructure like sidewalks and bike paths are not available or fully built out in certain areas. For example, not all neighborhoods have a complete network of sidewalks, which opens up the opportunity to fill in sidewalk gaps where deemed necessary. However, the City's Subdivision Code requires new subdivisions to provide sidewalks.

The local trail network includes segments around certain parks, schools, and open spaces like the Sangamon River. In particular, the Sangamon River Trail is a 1.2-mile paved trail that winds through wooded areas and crosses the river. East Prairie Trail is a 1-mile asphalt trail, which is ADA accessible, along the City's old inter-urban.

Monticello's 2014 Bicycle Master Plan proposed new trails in a multi-phased approach to expand the local and regional trail networks. These proposed trails are shown on the Access and Mobility Plan Map in Figure 4.4. This Bicycle Master Plan should be updated to highlight the trails that have been built, trails still in the planning stages, and any new needs.

New trails should also be provided as new developments create the need to link neighborhoods to parks, forest preserve, open space, commercial areas, and other amenities.

TRANSIT

Transit is fairly limited in Monticello, with PiatTran providing routes beyond the City to Champaign-Urbana, Decatur, Peoria, and Springfield. Within Monticello, PiatTran offers both fixed route trips and special service off-route trips.

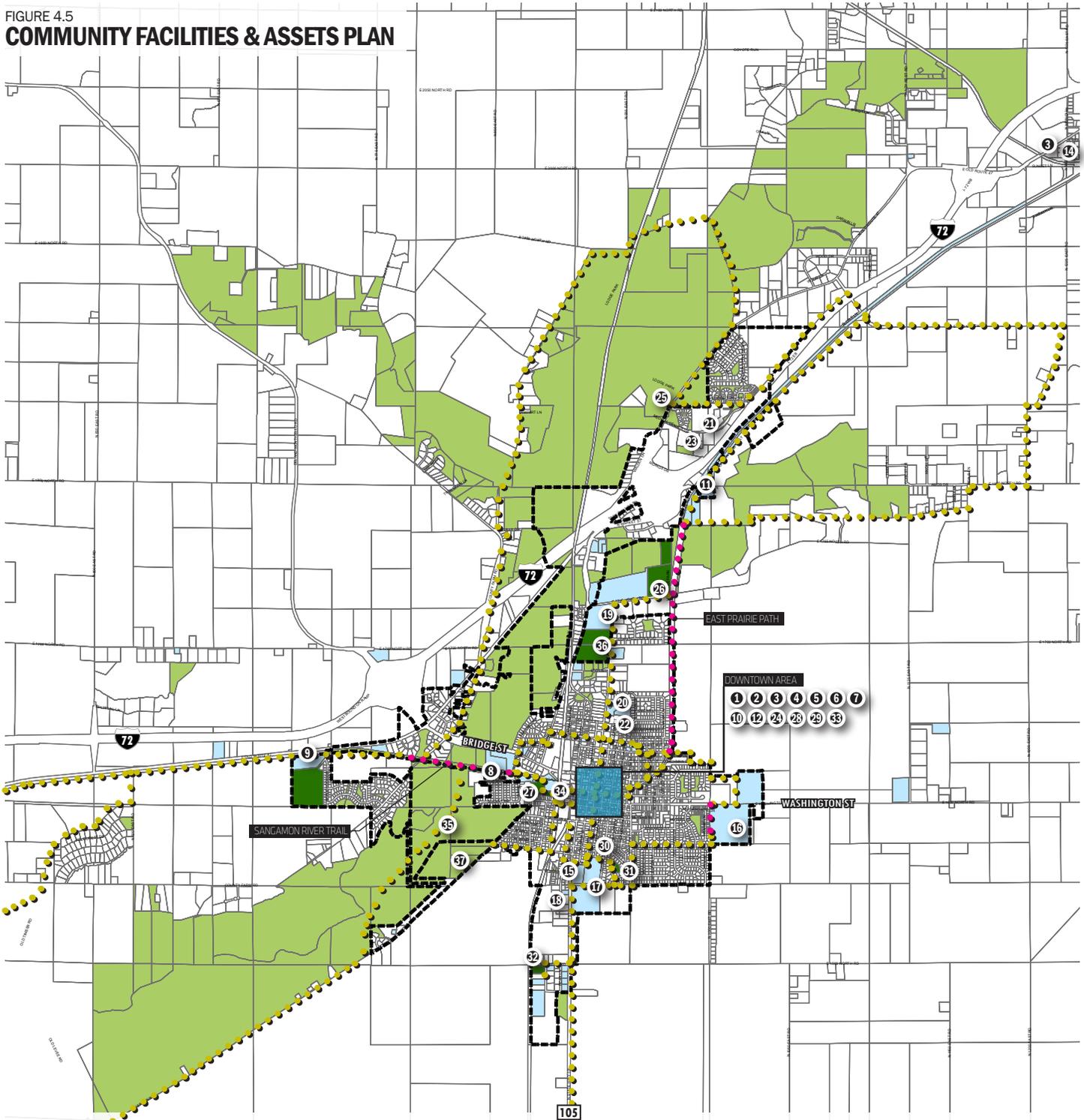
As a centralized community located five or more miles away from neighboring towns, there may be opportunities to coordinate with PiatTran, major employers, other municipalities, or other providers to expand transit service at the local level, particularly to connect the workforce to jobs.

For example, the Pace suburban bus transit agency in the Chicago region operates a successful expressway-based route program where buses can travel on the shoulder of interstates like I-55. A similar option could be explored along I-72, particularly to connect workers to jobs traveling between Monticello, Decatur, and Champaign.

Microtransit, which is an on-demand shuttle service inspired by ride share platforms like Uber and Lyft, is an emerging option in rural areas.



FIGURE 4.5
COMMUNITY FACILITIES & ASSETS PLAN



Civic Uses [Public Institutional]

- 1: City Municipal Building
- 2: Police Department
- 3: Fire Department
- 4: Parks & Recreation Department
- 5: Public Works
- 6: Water Tower #1
- 7: Water Tower #2
- 8: Wastewater Treatment Plant
- 9: Allerton Public Library
- 10: U.S. Post Office
- 11: Monticello Railway Museum
- 12: Piatt County Building
- 13: Piatt County Courthouse

School [Public Institutional]

- 14: White Heath Elementary School
- 15: Washington Elementary School
- 16: Monticello Middle School
- 17: Monticello High School

Healthcare [Public Institutional]

- 18: Piatt County Public Health
- 19: Piatt County Mental Health
- 20: Piatt County Nursing Home
- 21: Kirby Medical Center
- 22: Maple Point Assisted Living
- 23: Villas of Holly Brook Assisted Living
- 24: Health & Wellness Collective

Parks and Open Space

- 25: Lodge Park
- 26: Valentine Park
- 27: Burke Park
- 28: Nicks Park
- 29: Rotary Centennial Park
- 30: Gucker Park
- 31: Burgess Park
- 32: Milligan Dog Park
- 33: Livingston Center
- 34: Family Aquatic Center
- 35: Monticello Golf Course
- 36: Forest Preserve Park
- 37: Sangamon River Corridor Reserve

LEGEND

- Public/Institutional
 - Parks/Recreation
 - Open Space/Conservation
 - Municipal Boundary
 - Existing Trails
 - Potential Trails
- SEE 2014 MONTICELLO BICYCLE MASTER PLAN FOR DETAILS

COMMUNITY FACILITIES & ASSETS

Community facilities and public infrastructure form the physical backbone of a community, providing essential services and functions to the community. They are generally comprised of services, resources, and institutions that meet the civic, cultural, social, recreational, educational, and spiritual needs of the community.

As summarized on the Community Facilities and Assets Plan Map in Figure 4.5, Monticello is served by a diverse system of community facilities and public infrastructure, including: municipal services, public safety, utilities, schools, library, historic resources, and parks and recreation. As the Piatt County seat, multiple County facilities like the County Courthouse and Health Department are located in Monticello. The State of Illinois also operates the 6th Judicial Circuit Court at the County Courthouse.

Monticello is also home to a network of healthcare facilities, including those catering to the senior population.

While community facilities are maintained and operated by a range of providers, including municipal, public, quasi-public, and private entities, public infrastructure generally encompasses municipal services and utilities that are vital to the daily function of Monticello's residents, businesses, and institutions.

As Monticello manages the growth and development of the community, improvements will continually be needed to ensure the services, functions, and utilities provided to the community have adequate capacity, are well-maintained, and are distributed equitably.

FUTURE SCHOOLS

5,635 new students

The population projection of 8,560 additional residents from the Future Land Use Plan would generate about 5,635 students, which would require expanding existing schools or exploring sites for new school facilities to accommodate a growing student population.

FUTURE PARKS

162.4 total acres

Using the national standard park ratio of 11 acres of park space per 1,000 residents, the population projection of 14,762 total residents from the Future Land Use Plan would require 162.4 acres of total park space. With roughly 92.3 acres of existing parks, Monticello would need to provide an additional 70.1 acres of parks.

FACILITIES & ASSETS

SCHOOLS

Monticello is served by Monticello Community School District #25 (PK-12), which includes four schools:

- White Heath Elementary School
- Washington Elementary School
- Monticello Middle School
- Monticello High School

The school district had a fifth school, Lincoln Elementary School, which closed in 2021. While the current four-school system generally serves Monticello well, changes in the City and student populations will need to be monitored to assess future space needs. Potential student population growth based on full buildout of the Future Land Use Plan is indicated above.

CIVIC USES

A key benefit of Downtown Monticello is its central location for a range of civic uses that maintain a strong civic center and provide services at the City's core. Civic uses include the Municipal Building and many Piatt County buildings. This assembly of civic uses combine with downtown businesses to create a strong city center, with schools and parks nearby.

Other civic uses include Allerton Public Library, Parks and Recreation, Police, Fire and Rescue, and Public Works. In particular, Public Works operates the Wastewater Treatment Plant and Water Department.

The relatively new Allerton Public Library building on the west side of town serves as an example of how civic uses may need to seek opportunities to expand or even relocate to better serve the community.

PARKS & RECREATION

Monticello's parks system is managed by the City's Parks and Recreation Department, including eight parks, two recreation centers, a golf course and driving range, and a growing trail system including the East Prairie Path and Sangamon River Trail. In addition, the four schools in Monticello provide recreational facilities to the community.

Population growth would create demand for more park space and recreational opportunities, including trails and a mix of indoor/outdoor facilities. Additional park space based on full buildout of the Future Land Use Plan is indicated above.

OTHER FACILITIES & ASSETS

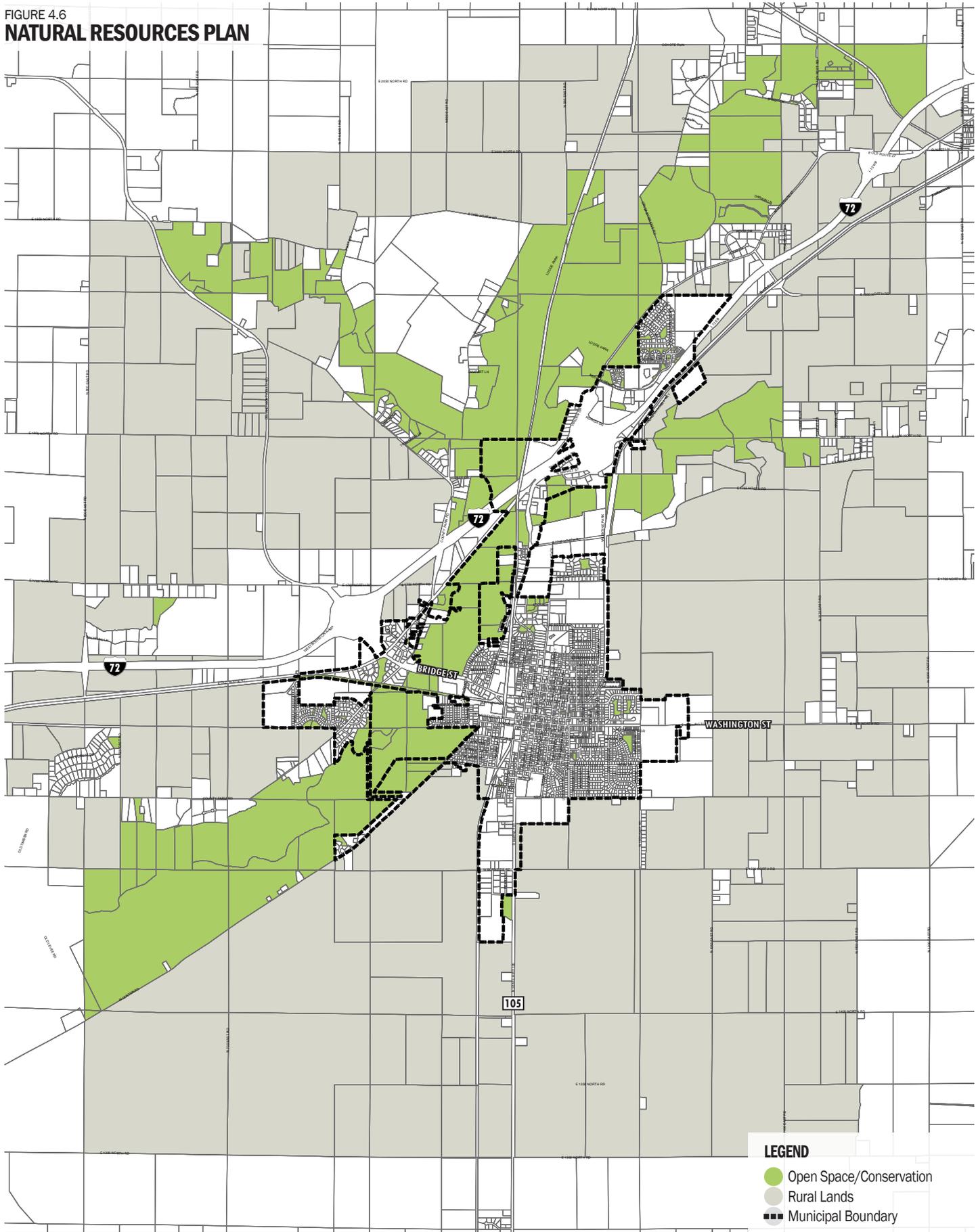
Monticello is home to a U.S. Post Office and the Railway Museum, which both add to the civic nature of Downtown Monticello.

Monticello is also home to a network of healthcare and senior living facilities. Major facilities include the Kirby Medical Center north of I-72, the Maple Point assisted living community, Villas of Holly Brook Assisted Living, and Piatt County Nursing Home. Other facilities include the Health and Wellness Collective, Piatt County Health Department, Piatt County Mental Health, and several other small health-related offices.

The community is also well served by religious and spiritual institutions, including several churches and cemeteries.



FIGURE 4.6
NATURAL RESOURCES PLAN



NATURAL RESOURCES

The natural environment in Monticello helps to define the character of the community, provide recreational opportunities for residents, and support natural stormwater management. Local stewardship of the natural environment is reflective of the community’s commitment to protect environmental features and conserve open space, which help in the preservation of Monticello’s small town feel. It will also guide the City’s capacity to sustainably manage growth and development in the future. The Natural Resources Plan Map is provided in Figure 4.6.

NATURAL RESOURCES

ENVIRONMENTAL FEATURES

The Sangamon River is Monticello’s most prominent environmental feature, serving as a natural buffer between the city and I-72. Camp Creek is another waterway on Monticello’s northeast section. These two waterways contribute to natural stormwater management, wildlife habitats, and passive recreation.

Monticello also has a few small bodies of water, including stormwater detention ponds.

Floodplain is primarily situated along the Sangamon River, which cuts through the western edge of Monticello from the northeast to southwest. Platt County is served by three hydraulic watersheds: Salt Fork, Upper Sangamon, and Upper Kaskaskia.

Wetlands and significant woodlands are primarily located along the Sangamon River and Camp Creek.

OPEN SPACE

Conservation of open space enables Monticello to protect the natural ecosystem and provide passive recreation spaces. Other than parks, Monticello’s most notable open spaces include the greenways along the Sangamon River and Camp Creek. Other elements that add to the City’s open space system include:

- Green space along trails
- Landscaped or naturalized parkways in street rights-of-way
- Stormwater management facilities like detention/retention ponds, bioswales, rain gardens, etc.
- Conservation easements or areas
- Peripheral open spaces

In addition, open spaces generally include community spaces such as civic squares, plazas, etc. While these types of spaces are open to the general public, they may be located on either public or private property.

AGRICULTURAL LAND

As a community that still has active farms in operation, Monticello counts its agricultural land among its key natural resources. Agriculture continues to be important to the economy, adding to a diversified economy in the City and region. While a vast majority of land in Platt County is considered prime farmland, Monticello’s most tillable soils are located south of I-72. Protection of agricultural land has multiple outcomes including:

(1) Growth management: Taking a proactive approach to the preservation of agricultural land around all sides of Monticello’s municipal area will create a de facto growth management boundary that protects agricultural resources, curtails sprawling development, and encourages infill and adaptive reuse of existing properties.

(2) Economically viable farming: Supporting research and technology needed to cultivate new uses of agricultural products will help keep farming viable by developing markets that support agriculture in Monticello and the region.

(3) Farm-to-table local food sourcing: Providing locally sourced food from the fields around Monticello to stock the kitchens of restaurants in the region and enable small food vendors to sell products at farmers markets and online sales.

(4) Farm-style design: Catering to Monticello’s rural small town heritage provides space for a farm-style aesthetic in architectural and site design practices, which are becoming more prevalent to create a unique identity that is rooted in the history and culture of the community.





RENEWABLE ENERGY

As Monticello seeks to grow and develop in a sustainable manner, environmentally responsible energy generation and consumption should be considered. As highlighted below, the City can take certain steps to advance the community's commitment to renewable energy.

While renewable energy approaches can be incorporated at a larger community scale, they also enable individual property owners to play a role in being energy conservation stewards and making their own properties more sustainable.

Solar Energy

Many communities establish zoning standards to regulate solar farms and other solar energy systems at different scales. Monticello should update its Zoning Code to properly regulate solar energy systems, while also consider allowing solar farms within its municipal boundaries or planning area with county coordination. Vacant or agricultural land could be suited for solar farms. Solar farms may also be established as either a long-term use or an interim use.

Wind Energy

Similar to solar energy, communities are also providing wind energy standards in their Zoning Codes, including wind turbines. Monticello should update its Zoning Code to provide standards that cover wind turbines and larger wind farms that may take up larger parcels of land.

Electric Vehicles

One of the Access and Mobility objectives is to "encourage electric vehicle infrastructure in improvements and new developments." Another Zoning Code update should include the addition of regulations for electric vehicle (EV) charging stations and other infrastructure. Future research would be needed to understand the impacts of electric vehicles and related infrastructure on existing gas stations and how to reuse gas station sites. EV charging stations can also be used as an economic development tool to attract EV drivers to charge their vehicles in Monticello making the community convenient for visitors.



UTILITIES & INFRASTRUCTURE

Monticello is generally well served by water and wastewater utilities, which will need to be continually monitored as the City grows and develops. Expansion of services and new infrastructure may be needed to accommodate such growth, particularly in cases where the City annexes land and intends to serve them with municipal utilities.

UTILITIES

WATER & WASTEWATER

Monticello is generally well served by water and wastewater utility service, including the following facilities:

- 4 public water supply wells
- 2 water towers
- 1 water plant
- 1 wastewater treatment plant
- 35+ miles of water mains
- 23+ miles of sanitary lines
- Multiple sewer lift stations

With just under 50% of the City's total water supply stored in its two water towers, Monticello has the capacity to provide adequate water service to the community.

Opening in 2018, the wastewater treatment plant is relatively new, which highlights the City's commitment to upgrade its water and wastewater utilities to sufficiently serve the community. This commitment is also demonstrated by the City replacing about three blocks of older water mains each year with new infrastructure.

STORMWATER

New development, particularly residential and industrial sites, typically include detention/retention ponds to aid in stormwater management. Native plantings are encouraged on private properties and public areas like open spaces, utility corridors, and rights-of-way to provide for natural water filtration, reduced water consumption, wildlife habitats, and reinforcement of Monticello's rural character.

The City should also continue to promote best management practices (BMPs) for stormwater management, including native plantings, bioswales, rain gardens, and other methods. BMPs help to decrease stormwater runoff, improve water quality in downstream creeks, reduce long-term maintenance costs, and minimize impacts on farmland and environmentally sensitive areas.

TELECOMMUNICATIONS

A strong telecommunications system has progressively become a critical facet of a community's infrastructure. This is increasingly apparent with more people working and learning from home, which requires reliable internet service to ensure residents, workers, and students can interact and access resources.

From an economic development perspective, internet service is an important infrastructure element that supports existing businesses and employers, as well as attracts new ones, to support their day-to-day activities and steadfast commerce.

According to the Illinois Department of Commerce and Economic Opportunity (DCEO), Monticello is presently served by varying levels of internet service. Internet service is generally defined by different forms of broadband infrastructure, including fixed and wireline, fiber, cable, DSL, and fixed wireless. Any gaps can likely be filled as major development and growing community needs call for expanded service.



COMMUNITY DESIGN

Community design is one of the nine goals identified in the Community Framework (Chapter 3):

Monticello will enhance its community character through quality design of the built environment and protection of the natural environment.

Based on this goal, community design is intended to enhance the physical form and appearance of the community, preserve the City's small town character, and protect the natural environment.

The community design strategies summarized below and on the following pages are adapted from Monticello's 2014 Comprehensive Plan, with appropriate updates for consistency with this 2023 Comprehensive Plan Update. These strategies form a solid framework that the City should consider when preparing a more defined set of design guidelines and updating the Zoning Code, per Objective 7.1 in the Implementation Plan in Chapter 5.



COMMUNITY DESIGN STRATEGIES

RESIDENTIAL

The City encourages residential projects (new construction, infill, and remodeling) to incorporate design strategies that will maintain neighborhood property values over time and enhance the social function and safety of the neighborhood.

Suitable Zoning Districts:
 RE-1 (Single Family Residential)
 RM (Multi Family Residential)
 RD (Urban Residential)
 RS (Suburban Residential)



- Single Family Residential
- Multi Family Residential

Relationship to the Street

Buildings and sites should be designed to establish visual and physical connections between the public realm of the street and the private realm of the home, with layers of increasingly private space in between. Consider the following techniques:

1. The front door should face the street and there should be a clear route to the door from the street or sidewalk.
2. There should be windows on the street facade.
3. Building setbacks will vary according to building type and lot size, but should generally not exceed 30 feet.
4. Incorporate a covered front porch, or at least a raised stoop, preferably covered.
5. Utilize low fences, hedges, or other landscaping to establish a layer of privacy behind the sidewalk.

Relationship Among Buildings

Buildings within a neighborhood should be both cohesive and varied. Consider the following techniques:

1. Homes along a street should utilize similar setbacks to establish a consistent "street wall".
2. Home sizes may vary along a street, but should utilize design techniques such as similar roof line heights and deeper setbacks for portions of wider houses to minimize apparent size variations.
3. The mix of architectural themes or styles should generally be consistent within a neighborhood, but repeated use of identical floor plans or colors is strongly discouraged, especially for adjacent buildings.

Remodeling & Additions

Changes and additions to existing structures should complement the design of the existing structure. Consider the following techniques:

1. Select window types and proportions that match the rest of the house.
2. New exterior materials should match, or be complementary, to existing materials.
3. Avoid enclosing covered porches, when possible. If enclosing a covered porch, maintain the appearance of a porch, rather than attempting to blend the porch seamlessly with the rest of the house.

Garages

Consider garage location and scale to avoid a "garage-scape" street appearance.

Landscaping

Provide generous landscaping, with an emphasis on native plant species, especially along street frontages.

Lighting

Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare, light trespass and light pollution. Limited uplighting is acceptable for architectural accentuation, flag lighting, and to highlight key civic features (e.g., church steeples).

COMMUNITY DESIGN STRATEGIES

COMMUNITY BUSINESS

The City encourages all commercial projects to use design strategies that will maintain property values over time. This section offers different strategies for businesses within or near residential neighborhoods.

Suitable Zoning Districts:
 B (Business)
 RD (Urban Residential)



Community Business

Relationship to the Street

The building should be designed such that the primary building facade is oriented towards the street (toward the larger street on corner lots) and should have a public entrance.

Architectural Character

The building should be designed using architectural elements that provide visual interest and a human scale that relates to the surrounding neighborhood context.

Building Materials

The building should be constructed of high quality, long lasting finish materials, especially along prominent facades with frequent customer traffic.

Building Projections

Canopies, awnings, and/or gable-roof projections should be provided along facades that give access to the building.

Signs

Signs should be not larger or taller than necessary based on the context of the site, and within the limits established by the zoning ordinance. Desired sign types include building-mounted, window, projecting, monument and awning.

Parking

Front yard parking should be limited; side yard, rear yard, or below building alternatives are preferred. Shared parking and access between properties is encouraged to minimize curb cuts and make more efficient use of land and paved surfaces and prevent more stormwater runoff. Landscaping and trees should be incorporated into all surface parking areas to improve aesthetic and environmental performance. Vegetative buffers should be provided between pedestrian circulation routes and vehicular parking/circulation. Access drive lanes should be separated from parking stall to reduce congestion.

Landscaping & Screening

Generous landscaping should be provided with an emphasis on native plant species. Landscaping should be placed along street frontages, between incompatible land uses, along parking areas, and in islands of larger parking lots. Use trees and low bushes in and around parking areas to partially obscure views of parking while retaining visual connections to maintain personal safety. In some instances these areas should be screened with landscaping, ornamental fencing, or a combination of the two.

Lighting

Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare and light pollution, and especially to avoid light trespass to nearby residential property. Limited uplighting is acceptable for architectural accentuation, flag lighting, and to highlight key civic features (e.g., church steeples).

Stormwater

Rain gardens, bio-retention basins, permeable pavement and other stormwater management technologies should be utilized to filter pollutants and infiltrate runoff.

Service Areas

Trash and recycling containers, street-level mechanical, rooftop mechanical, outdoor storage, and loading docks should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.

PUBLIC/INSTITUTIONAL

Many public and institutional uses are located in or next to residential areas. The following strategies are intended to mitigate negative impacts on surrounding uses. Public and institutional areas are intended for religious institutions, schools, cemeteries, art and cultural facilities, government facilities, and other properties owned by a public or quasi-public entity. This category does not include parks and recreation areas.

Suitable Zoning Districts:
 These uses are permitted in almost all zoning districts.



Public/Institutional

Traffic & Parking

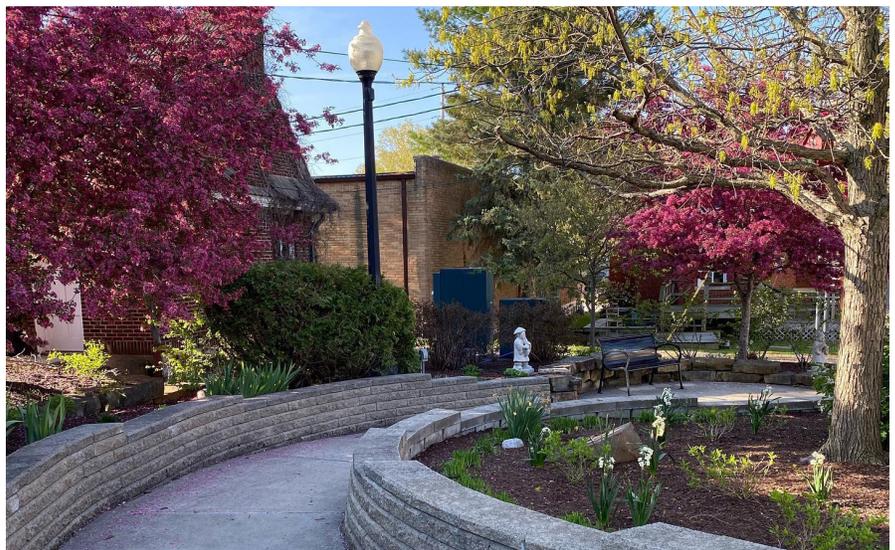
Parking and driveway access should be designed to minimize the impacts of vehicle headlights, congestion, and aesthetic appearance on the surrounding neighborhood. Parking lots should be buffered from adjacent residential uses by a landscaping buffer that blocks headlights and the view of parked cars.

Landscaping

Buildings that are much larger than surrounding residential uses should utilize landscaping and even fencing to mitigate the apparent size of the building and the effects on neighboring properties. This can include a combination of planting beds, foundation plantings, ornamental shrubs and trees, and shade trees that will help the larger structures blend into the neighborhood.

Lighting

Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare and prevent all light trespass to adjacent residential uses.



COMMUNITY DESIGN STRATEGIES

BUSINESS PARK

The City encourages the use of design strategies that will maintain property values over time in business park areas.

Suitable Zoning Districts:
 B (Business)
 IC (Planned Industrial/Commercial)



Highway Business/Light Industrial

Relationship to the Street

Buildings should be designed such that the primary building facade and entrance are oriented towards the street (toward the larger street on corner lots). Buildings visible from the highway should also have attractive building elements along the corridor.

Architectural Character

Buildings should be designed using architectural elements that provide visual interest. A consistent design theme or style among different sites is not necessary.

Building Materials

Buildings should be constructed of high quality, long lasting finish materials.

Building Entrances

Building entrances should utilize architectural features that make them easy to find and which provide some measure of protection from the elements immediately in front of the door.

Signs

Signs should be not larger or taller than necessary based on the context of the site, and within the limits established by the zoning ordinance. Common directory signs at business park entrances and a common style or format for all sites are encouraged.

Parking

Parking should be in the side yard or rear yard wherever feasible. Front yard parking should be limited to one double-loaded aisle. Shared parking among neighboring sites is encouraged to make more efficient use of land and paved surfaces. Vegetative buffers should be provided in parking lots between pedestrian circulation routes and vehicular parking/circulation. The use of on-street parking is encouraged when appropriate. Access drive lanes should have adequate throat depths to allow for proper vehicle stacking.

Landscaping

Generous landscaping should be provided with an emphasis on native plant species. Landscaping should be placed along street frontages, between incompatible land uses, along parking areas, and in the islands of larger parking lots. Use trees and low bushes in and around parking areas to partially obscure views of parking while retaining visual connections to maintain personal safety.

Lighting

Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare and light pollution, and especially to avoid light trespass to any nearby residential property. Limited uplighting is acceptable for architectural accentuation, flag lighting, and to highlight key civic features (e.g., church steeples).

Stormwater

Rain gardens, bio-retention basins, permeable pavement and other stormwater management technologies should be utilized to filter pollutants and infiltrate runoff.

Service Areas

Trash and recycling containers, street-level mechanical, rooftop mechanical, outdoor storage, and loading docks should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.

HIGHWAY BUSINESS/LIGHT INDUSTRIAL

The City encourages for all highway commercial and light industrial projects to use design strategies that will maintain property values over time.

Suitable Zoning Districts:
 B (Business)
 IC (Planned Industrial/Commercial)
 I (Industrial)



Highway Business/Light Industrial

Relationship to the Street

The building should be designed such that the primary building facade is oriented towards the street (toward the larger street on corner lots) and should have a public entrance.

Architectural Character

The building should be designed using architectural elements that provide visual interest and a scale that relates to the surrounding neighborhood context.

Building Materials

The building should be constructed of high quality, long lasting finish materials, especially along prominent facades with frequent customer traffic and/or high visibility from major roads.

Building Projections

Canopies, awnings, and/or gable-roof projections should be provided along facades that give access to the building.

Signs

Signs should be not larger or taller than necessary based on the context of the site, and within the limits established by the zoning ordinance. Desired types of signs include building-mounted, monument and free-standing.

Parking

Front yard parking should be limited; side yard, rear yard, or below building alternatives are preferred. Shared parking and access between properties is encouraged to minimize curb cuts and make more efficient use of land and paved surfaces. Landscaping and trees should be incorporated into all surface parking areas to improve aesthetic and environmental performance. Vegetative buffers should be provided between pedestrian circulation routes and vehicular parking/circulation. Access drive lanes should be separated from parking stalls to reduce congestion.

Landscaping

Generous landscaping should be provided with an emphasis on native plant species. Landscaping should be placed along street frontages, between incompatible land uses, along parking areas, and in the islands of larger parking lots. Use trees and low bushes in and around parking areas to partially obscure views of parking while retaining visual connections to maintain personal safety.

Lighting

Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare and light pollution, and especially to avoid light trespass to any nearby residential property. Limited uplighting is acceptable for architectural accentuation, flag lighting, and to highlight key civic features (e.g., church steeples, flag poles, etc.).

Stormwater

Rain gardens, bio-retention basins, permeable pavement and other stormwater management technologies should be utilized to filter pollutants and infiltrate runoff.

Service Areas

Trash and recycling containers, street-level mechanical, rooftop mechanical, outdoor storage, and loading docks should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.

COMMUNITY DESIGN STRATEGIES

MIXED USE

The City encourages all new development and redevelopment in the downtown mixed use area to maintain the historic urban fabric and character. More specific design guidelines were provided in the 2014 **Monticello Downtown Enhancement Plan**.

Community Business



Suitable Zoning Districts:
B (Business)
RD (Urban Residential)



NOTE: While the Future Land Use Plan does not specifically provide for a Mixed Use category, it is anticipated that a mix of uses in the downtown area will be handled by the zoning process via PUDs and permitted/conditional uses.

Design Context & Architectural Character

New buildings should fit their context. Consider the following techniques:

1. The surrounding context, especially adjacent buildings, should always be documented and considered before design begins. City reviewers should require photos of this context during the review process.
2. Buildings should incorporate architectural elements that provide visual interest and human scale, such as differentiation of the ground floor level, awnings or canopies over entrances, etc.
3. It is not necessary to replicate historic architectural styles with new buildings, but there should be some consistency of the scale and rhythm of design features, such as windows and floor heights, that help fit a new building within a block of older buildings.
4. Building materials should be consistent with other nearby buildings. Brick and stone are strongly encouraged in most parts of downtown, but other quality long-lasting materials may be appropriate in some places.

Building Height

Multi-story (2-3) buildings are strongly encouraged on all downtown sites. If a one-story building is necessary, then it should be extended to a height of at least eighteen (18) feet with a parapet or similar extension.

Relationship to the Street

Buildings and sites should be designed to establish visual and physical connections between the public realm of the street and the private realm of the building.

Consider the following techniques:

1. In most cases there should be no setback from the sidewalk, though occasional partial setbacks to create usable space, as for an outdoor seating area, are acceptable.
2. The front door should face the primary street.
3. There should be clear vision windows on the street facade. Retail and service spaces should have large, clear windows that provide good visual connection between the building interior and the sidewalk.

Garages

Street-facing garages doors should be avoided whenever possible.

Parking

Front yard parking is not permitted. Side yard parking should be separated from the sidewalk by a low fence or landscape buffer to partially obscure views of parking while retaining visual connections to maintain personal safety and add aesthetic value.

Landscaping

In places where the building is not building at the front property line, hardscape improvements and native plants should be used to provide visual interest and a comfortable pedestrian environment.

Lighting

Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare and light pollution, and especially to avoid light trespass to surrounding residential uses. Limited uplighting is acceptable for architectural accentuation, flag lighting, and to highlight key civic features (e.g., church steeples).

Signs

Signs should be pedestrian-scaled. Desired sign types include building-mounted, window, projecting, monument and awning. Signs should not be excessive in height or square footage.

Service Areas

Trash and recycling containers, street-level mechanical, rooftop mechanical, outdoor storage, and loading docks should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features while retaining visual connections to maintain personal safety.

Stormwater

Green roofs, permeable pavement and other stormwater management technologies should be utilized as feasible to filter pollutants and infiltrate or delay runoff.

CHAPTER 5

Implementation

The 2023 Monticello Comprehensive Plan is a critical tool for the City in realizing its vision and goals. However, it is only useful if the City actively pursues implementing it. The Implementation Plan presented in this chapter can help the City take appropriate steps to reach its goals.

City officials should consider the plan's vision, goals, objectives, and strategies when evaluating development proposals and community improvement effort. The Implementation Plan in this chapter takes the goals and objectives from Chapter 3 further by adding recommended strategies that activate the plan with projects and tasks that the City can take to implement the plan. Potential resources are also listed to further guide City officials and local partners.

The Strategic Plan prepared concurrently with this Comprehensive Plan is another source of information for plan implementation. Goals, objectives, and strategies have been coordinated and cross referenced in both documents.



KEY PARTNERS FOR PLAN IMPLEMENTATION

Achievement of Monticello's vision and goals will be more successful when key partners come together to implement the plan. These partners and their roles are described below.

CITY COUNCIL

The City Council sets policy for the community. Their approval is necessary to establish ordinances, allocate funds, enter contracts, and take other actions that support development and community improvement. Alderwomen and aldermen should be familiar with the plan and consider whether proposed actions will move the City towards achieving its vision and goals.

PLANNING & ZONING BOARD

The Planning and Zoning Board makes recommendations regarding the growth and development of the community. Board members are specifically charged with considering whether proposals align with the Comprehensive Plan. They should be familiar with the plan and refer to it regularly in their deliberations. In addition, the Board should educate developers and others who come before them on the relevance of the plan and encourage applicants to create proposals that enhance the City's ability to achieve its vision and goals.

RESIDENTS

It is important that residents support the plan and are involved in its implementation. The City should make it easy for residents to be well informed on planning related issues and encourage them to participate in discussions, workshops, and other opportunities. Additionally, residents can lead the implementation of specific elements of the plan by serving on committees, raising funds, circulating information with their neighbors, volunteering their time, and sharing their expertise.

BUSINESS COMMUNITY

Local businesses can support plan implementation by communicating their needs to City officials. Business success is critical to Monticello's overall success, and communication between the private and public sectors is an important step in developing a business-friendly environment. Local financial institutions can support the plan by financing projects that align with it. Corporations can support the plan through their own site development and growth plans, as well as supporting the City's projects. Real estate professionals and developers should be mindful of the kinds of projects that align with the plan.

PIATT COUNTY

The City should continue to work closely with Piatt County to coordinate growth and development efforts. The County can provide technical support, data, and other resources that may be of value to the City. Where appropriate, Monticello's plan implementation efforts should be coordinated with the short- and long-range planning efforts of Piatt County, particularly the Zoning Department.

IMPLEMENTATION PLAN

1: Land Use & Development

GOAL Monticello will pursue development that advances economic growth, attracts new residents, and meets the needs of existing and new residents and businesses.

OBJECTIVES	STRATEGIES	RESOURCES
<p>OBJECTIVE 1.1 PRIORITY: ● HIGH</p> <p>Invest in downtown to keep it a strong central focus for the community.</p> <p>ALIGNS WITH 2023 STRATEGIC PLAN OBJECTIVES: ST8</p> 	<p>Encourage residents and visitors to patronize downtown businesses.</p> <p>Work with building owners to improve façades, including promotion of façade improvement success stories.</p> <p>Regularly fund the downtown improvement plan.</p> <p>Continue to promote programs like the “<i>Make It Monticello</i>” campaign and the City’s Monticello Bootcamp Program in support of the downtown area.</p> <p>Pursue historic preservation programs to assist building owners, including:</p> <ul style="list-style-type: none"> • Establishing and publicizing an information source for building improvement programs. • Establishing a local façade grant program. 	<ul style="list-style-type: none"> • Monticello Chamber of Commerce [LINK] • Make It Monticello [LINK] • City of Monticello Building Improvement Program [LINK] • City of Monticello Bootcamp Program [LINK] • Federal Historic Preservation Tax Credit [LINK] • Historic Residence Assessment Freeze Law [LINK] • Illinois Historic Preservation Tax Credit [LINK]
<p>OBJECTIVE 1.2 PRIORITY: ● HIGH</p> <p>Strive for a balance of uses in the City, considering the needs of employers, employees, residents, and visitors.</p>	<p>Guide Monticello’s growth in accordance with the Comprehensive Plan.</p> <p>Make the Comprehensive Plan easily available on the City website for access by developers, real estate professionals, and the public.</p> <p>Educate the Planning and Zoning Board and City Council on how to consult the Comprehensive Plan as part of their regular order of business.</p> <p>Develop a balanced mix of revenue sources by:</p> <ul style="list-style-type: none"> • Working with site selectors to recruit new industry. • Monitoring the tax base mix. • Pursuing a multi-industry/multi-sector development. 	<ul style="list-style-type: none"> • APA Illinois Commissioner Training [LINK] • Monticello Chamber of Commerce [LINK]
<p>OBJECTIVE 1.3 PRIORITY: ● HIGH</p> <p>Consider Monticello’s long-term role in the region and plan development to strengthen that role.</p>	<p>Investigate obstacles to investment or reuse.</p> <p>Pursue a multi-industry/multi-sector development.</p>	<ul style="list-style-type: none"> • USDA Rural Business Development Grants [LINK] • US HUD YIMBY Grants [LINK]
<p>OBJECTIVE 1.4 PRIORITY: ● MEDIUM</p> <p>Review and amend, where appropriate, Monticello’s Zoning Code to align with the land use, housing, and economic development goals.</p> <p>[SEE NOTE ON THE RIGHT]</p>	<p>Review and amend the Zoning Code, where appropriate.</p> <p>NOTE: In addition to this objective and strategy, several of the other strategies summarized in the Implementation Plan relate to updating the City’s Zoning Code and Zoning Map to align with plan recommendations. Typically, this process to update the Zoning Code and Zoning Map is one of the first steps to follow the adoption of the Comprehensive Plan. While the Future Land Use Plan and other recommendations in the Comprehensive Plan serve as a framework to guide growth and development in Monticello, the Zoning Code provides the legally enforceable regulations that guide how property owners can use, develop, and improve their land. In addition, developers and builders utilize the Zoning Code to guide their proposed developments to ensure they adhere to local zoning standards.</p>	<ul style="list-style-type: none"> • US HUD YIMBY Grants [LINK]
<p>OBJECTIVE 1.5 PRIORITY: ● LOWER</p> <p>Maintain Monticello’s small town feel and honor its rural heritage.</p>	<p>Review impacts of proposed developments on population growth, school enrollment, scale of development, etc.</p> <p>Incorporate rural design elements where appropriate.</p>	<ul style="list-style-type: none"> • Other local jurisdictions • Monticello Community Unit School District #25 [LINK] • Citizens Institute on Rural Design [LINK] • Small Town and Rural Design Guide [LINK] • FHWA Small Town and Rural Multimodal Networks Guide [LINK]

IMPLEMENTATION PLAN

2: Housing

GOAL Monticello will encourage a diverse housing stock that meets the needs of all residents, protects community character, and enables the City to grow.

OBJECTIVES	STRATEGIES	RESOURCES
<p>OBJECTIVE 2.1 PRIORITY: ● HIGH</p> <p>Evaluate proposed housing from multiple perspectives including local businesses, the schools, and other providers of community services dependent on a sustained or growing local population base.</p> <p>ALIGNS W/ 2023 STRATEGIC PLAN OBJECTIVES: LT4</p>	<p>Solicit input from stakeholders when evaluating proposed housing.</p> <p>Include input from school and fire districts, public works, and other service providers during the review process for new proposed housing.</p>	<ul style="list-style-type: none"> • 2023 Monticello Housing Study • Monticello Community Unit School District #25 [LINK] • Monticello Fire & Rescue Dept [LINK]
<p>OBJECTIVE 2.2 PRIORITY: ● MEDIUM</p> <p>Encourage housing that is a good fit with the needs and wages of the local workforce.</p> <p>ALIGNS W/ 2023 STRATEGIC PLAN OBJECTIVES: LT4</p>	<p>Ensure a range of residential uses are identified as permitted or special uses when updating the Zoning Code.</p> <p>Utilize the 2023 Monticello Housing Study to identify the types and prices/rents of units needed, including additional actions like:</p> <ul style="list-style-type: none"> • Providing regular updates to information on local wage rates. • Talking with employers about workforce needs. 	<ul style="list-style-type: none"> • 2023 Monticello Housing Study • Illinois Housing Development Authority [LINK] • AARP ABCs of ADUs [LINK] • AARP Missing Middle Housing [LINK] • AARP Housing Resources [LINK]
<p>OBJECTIVE 2.3 PRIORITY: ● MEDIUM</p> <p>Plan for housing that accommodates all ages, incomes, and abilities.</p> <p>ALIGNS W/ 2023 STRATEGIC PLAN OBJECTIVES: LT4</p>	<p>Reference the 2023 Monticello Housing Study as a basis to pursue housing opportunities that meet local needs and market demand.</p> <p>Allow accessory dwelling units (ADUs) in most residential districts.</p> <p>Ensure a range of housing options are permitted or special uses in the Zoning Code.</p>	<ul style="list-style-type: none"> • 2023 Monticello Housing Study • Home Repair Assistance in Illinois [LINK] • APA Equity in Zoning Policy Guide [LINK] • AARP ABCs of ADUs [LINK] • AARP Housing Resources [LINK]
<p>OBJECTIVE 2.4 PRIORITY: ● MEDIUM</p> <p>Encourage housing in and near downtown, both to support downtown businesses and increase walkability.</p> <p>ALIGNS W/ 2023 STRATEGIC PLAN OBJECTIVES: ST3, LT4</p>	<p>Evaluate underutilized buildings for residential potential, including mixed use options.</p> <p>Identify potential housing sites.</p> <p>Supply assistance information to property owners with 2nd story residential.</p>	<ul style="list-style-type: none"> • Successful Models for Downtown Second Story Housing in Small Towns [LINK] • Small Town Mixed Use [LINK] • AARP Walkability Solutions [LINK] • AARP Housing Resources [LINK] • Smart Growth America [LINK]
<p>OBJECTIVE 2.5 PRIORITY: ● MEDIUM</p> <p>Support maintenance and renovation of Monticello's historic housing stock.</p>	<p>Support retention of housing stock through home maintenance programs.</p> <p>Identify historic homes.</p> <p>Educate homeowners on repair assistance.</p> <p>Develop an optional plaque program for historic homes.</p> <p>Add street or sidewalk identification of historic neighborhoods.</p>	<ul style="list-style-type: none"> • Illinois Housing Development Authority [LINK] • Home Repair Assistance in Illinois [LINK] • AARP Housing Resources [LINK]
<p>OBJECTIVE 2.6 PRIORITY: ● LOWER</p> <p>Consider multifamily housing opportunities compatible with the City's character and goals.</p> <p>ALIGNS W/ 2023 STRATEGIC PLAN OBJECTIVES: LT4</p>	<p>Identify appropriate locations consistent with the Future Land Use Plan and Zoning Map.</p> <p>Utilize the 2023 Monticello Housing Study to establish a goal for development of additional multifamily housing units.</p>	<ul style="list-style-type: none"> • Illinois Housing Development Authority [LINK] • 2023 Monticello Housing Study

IMPLEMENTATION PLAN

3: Access & Mobility

GOAL Monticello will be a well-connected community providing safe access and inclusive mobility for users of all ages, abilities, and transportation choices.

OBJECTIVES	STRATEGIES	RESOURCES
<p>OBJECTIVE 3.1 PRIORITY: ● HIGH</p> <p>Enhance connectivity by creating additional and safe pathways and crossings.</p> <p>ALIGNS W/ 2023 STRATEGIC PLAN OBJECTIVES: ST7, ST9, LT5</p>	Develop a phasing plan to prioritize buildout of trail segments.	<ul style="list-style-type: none"> AARP Walk Audit Tool Kit Walkability Solutions [LINK] AARP Community Challenge Grants [LINK] Illinois Trails Grant Programs [LINK] IDOT Safe Routes to School [LINK] IDOT Illinois Transportation Enhancement Program (ITEP) Grant [LINK] Illinois ADA Project, Americans with Disabilities Act [LINK]
	Apply for grant funds.	
	Identify sidewalks that need improvement and any gaps in the sidewalk network.	
	Follow Safe Route to School best practices.	
	Develop a phasing plan to prioritize sidewalk improvements over time.	
	Consider walkability in plan reviews.	
	Build out bike infrastructure around town, including on-street bike lanes, shared use on trails, bike racks in commercial areas and parks, etc.	
Provide building owners with information on ADA compliance and available grants		
<p>OBJECTIVE 3.2 PRIORITY: ● HIGH</p> <p>Coordinate with local partners to advance regional trails and connectivity, including potential options to enhance access and trail usage along the Sangamon River and other open spaces.</p> <p>ALIGNS W/ 2023 STRATEGIC PLAN OBJECTIVES: ST7, LT5</p>	Coordinate trail connections to the regional trail network.	<ul style="list-style-type: none"> Platt County Highway Dept [LINK] IDOT Trails, Paths, and Streets [LINK] IDOT Illinois Transportation Enhancement Program (ITEP) Grant [LINK] Land Conservation Foundation [LINK] 2014 Monticello Bicycle Master Plan [LINK]
	Participate in County-wide transportation planning efforts.	
	Update the 2014 Monticello Bicycle Master Plan.	
<p>OBJECTIVE 3.3 PRIORITY: ● MEDIUM</p> <p>Encourage electric vehicle infrastructure in improvements and new development.</p>	Include appropriate regulations for electric vehicle charging stations when updating the Zoning Code.	<ul style="list-style-type: none"> Summary of Best Practices in Electric Vehicle Ordinances [LINK] Charging Forward: A Toolkit for Planning and Funding Rural Electric Mobility Infrastructure, US Department of Transportation [LINK] FHWA Micromobility [LINK] Shared Use Mobility Center [LINK]
	Identify locations to set up initial set of electric vehicle charging stations.	
	Pursue participation in an EV Readiness Program.	

IMPLEMENTATION PLAN

4: Economic Development

GOAL Monticello will grow its economy based on capturing its share of regional economic growth, supporting existing businesses and industries, and strengthening its appeal to visitors.

OBJECTIVES	STRATEGIES	RESOURCES
<p>OBJECTIVE 4.1 PRIORITY: ● HIGH</p> <p>Encourage locally owned, unique small businesses that serve Monticello residents and visitors and encourage entrepreneurship.</p> <p>ALIGNS W/ 2023 STRATEGIC PLAN OBJECTIVES: ST10, LT8</p>	<p>Consider a small business incubator.</p> <p>Consider a shared space kitchen and shared equipment facility.</p> <p>Ensure parking requirements are not overly burdensome to small businesses.</p> <p>Work with the Chamber to learn what business owners, customers, and visitors desire.</p>	<ul style="list-style-type: none"> • Monticello Chamber of Commerce [LINK] • Make It Monticello [LINK] • Heart On Main Street [LINK] • Monticello Main Street [LINK] • SBA District Office [LINK] • Sample Counter Surveys (contact NIU Center for Governmental Studies for examples)
<p>OBJECTIVE 4.2 PRIORITY: ● HIGH</p> <p>Promote existing programs and policies and develop new ones that facilitate business continuation and growth.</p> <p>ALIGNS W/ 2023 STRATEGIC PLAN OBJECTIVES: ST10, LT8</p>	<p>Connect with educational institutions and public agencies that offer technical assistance to businesses.</p> <p>Solicit input from businesses on what assistance is desired.</p> <p>Work with SBA Springfield District office and regional colleges and universities regarding business growth initiatives.</p>	<ul style="list-style-type: none"> • City of Monticello Building Improvement Program [LINK] • City of Monticello Bootcamp Program [LINK] • Property Tax Abatement Program [LINK] • Regional colleges and universities • SBA District Office [LINK]
<p>OBJECTIVE 4.3 PRIORITY: ● HIGH</p> <p>Grow Monticello as a tourist destination by promoting and developing facilities and programming that encourages more visitors and extended stays.</p> <p>ALIGNS W/ 2023 STRATEGIC PLAN OBJECTIVES: LT2</p>	<p>Investigate creating a Tourism Improvement District.</p> <p>Participate in Illinois Made.</p> <p>Market overnight stay options.</p> <p>Encourage development of meeting/event space.</p> <p>Grow the event calendar and strengthen existing events.</p> <p>Continue existing successful communication efforts such as Facebook to promote Monticello to visitors.</p>	<ul style="list-style-type: none"> • Tourism Improvement District [LINK] • Illinois Office of Tourism [LINK] • Illinois Made [LINK] • Illinois Tourism Attractions and Festivals Grant [LINK] • Make It Monticello [LINK]
<p>OBJECTIVE 4.4 PRIORITY: ● MEDIUM</p> <p>Position the City so it can adapt to changing needs of business owners, workers, customers, and visitors.</p> <p>ALIGNS W/ 2023 STRATEGIC PLAN OBJECTIVES: LT3</p>	<p>Coordinate with the Chamber to schedule Coffee with the Chamber or other informal meetup opportunities for business owners to seek resources or other assistance.</p> <p>Access research and data produced by Illinois DCEO Workforce Development, WIOA Works Illinois, and other workforce agencies.</p> <p>Coordinate with the Chamber to conduct a visitors survey.</p>	<ul style="list-style-type: none"> • Monticello Chamber of Commerce [LINK] • Fargo, ND case study [LINK] • Illinois DCEO Workforce Development [LINK] • WIOA Works Illinois [LINK]

IMPLEMENTATION PLAN

4: Economic Development [CONTINUED]

GOAL Monticello will grow its economy based on capturing its share of regional economic growth, supporting existing businesses and industries, and strengthening its appeal to visitors.

OBJECTIVES	STRATEGIES	RESOURCES
<p>OBJECTIVE 4.5 PRIORITY: ● MEDIUM</p> <p>Leverage the competitive advantage of Monticello’s central location to enhance economic development through attracting new businesses.</p> <p>ALIGNS W/ 2023 STRATEGIC PLAN OBJECTIVES: LT1, LT6</p>	<p>Identify opportunities for City officials to promote Monticello such as ICSC, Illinois Municipal League, etc.</p> <p>Post information for available sites in a readily accessed location.</p> <p>Continue promotion of local success stories from businesses that have participated in the City’s Building Improvement Program (particularly façade improvements) and Bootcamp Program.</p> <p>Provide a summary sheet or potential site plan for proposed developments.</p> <p>Improve road access to developable sites.</p> <p>Include transportation network information in marketing materials.</p> <p>Maintain ties with County and State level planning agencies.</p> <p>Encourage agriculture-adjacent industries.</p>	<ul style="list-style-type: none"> • IDOT traffic count data [LINK] • International Council of Shopping Centers (ICSC) [LINK] • Illinois Municipal League [LINK] • City of Monticello Building Improvement Program [LINK] • City of Monticello Bootcamp Program [LINK]
<p>OBJECTIVE 4.6 PRIORITY: ● LOWER</p> <p>Work with property owners to modernize their sites, including steps like high-speed internet, higher or exposed ceilings, open workspaces for collaboration, and flex spaces built to suit.</p> <p>ALIGNS W/ 2023 STRATEGIC PLAN OBJECTIVES: ST3, ST10, LT1, LT8</p>	<p>Connect owners with professionals who can evaluate and provide cost estimates for improvements.</p> <p>Ensure that high-speed internet is available to all properties.</p> <p>Coordinate with existing and future businesses to identify internet service needs.</p> <p>Work with internet service providers to improve service, expand coverage, and offer up-to-date plans.</p> <p>Investigate PACE Nation’s clean energy economic programs to support local financing of green building improvements.</p>	<ul style="list-style-type: none"> • PACE Nation [LINK] • Illinois Office of Broadband [LINK] • BroadbandNow Illinois [LINK] • City of Monticello Building Improvement Program [LINK]
<p>OBJECTIVE 4.7 PRIORITY: ● LOWER</p> <p>Strengthen the local workforce to meet the needs of a variety of employers.</p>	<p>Work with the Chamber to learn workforce needs.</p> <p>Talk to youth about what it would take to keep them in town after graduation or bring them back after college.</p> <p>Access programs and resources from Illinois DCEO Workforce Development, WIOA Works Illinois, and other workforce agencies.</p> <p>Meet with business owners to discuss workforce issues.</p>	<ul style="list-style-type: none"> • Rethink Western Michigan case study [LINK] • Illinois DCEO Workforce Development [LINK]

IMPLEMENTATION PLAN

5: Community Facilities & Assets

GOAL Monticello will provide the community with high quality educational, recreational, and civic engagement facilities and opportunities.

OBJECTIVES	STRATEGIES	RESOURCES
<p>OBJECTIVE 5.1 PRIORITY: ● HIGH</p> <p>Strengthen downtown as a focal point for the community.</p> <p>ALIGNS W/ 2023 STRATEGIC PLAN OBJECTIVES: ST1, ST8, LT3</p>	Encourage maintenance and improvement of second story residential units.	<ul style="list-style-type: none"> • Monticello Chamber of Commerce [LINK] • Make It Monticello [LINK] • Federal Historic Preservation Tax Credit [LINK] • Historic Residence Assessment Freeze Law [LINK] • Illinois Historic Preservation Tax Credit [LINK] • Successful Models for Downtown Second Story Housing in Small Towns [LINK]
	Identify sites within walking distance of downtown that have residential potential.	
	Prepare an updated downtown plan.	
	Prioritize downtown as a preferred location for public facilities.	
	Evaluate underutilized buildings for residential potential, including mixed use options.	
<p>OBJECTIVE 5.2 PRIORITY: ● HIGH</p> <p>Include access to public facilities for those with physical disabilities.</p> <p>ALIGNS W/ 2023 STRATEGIC PLAN OBJECTIVES: ST6</p>	Take a phased approach to conduct ADA accessibility audits of all public facilities, starting with municipal buildings.	<ul style="list-style-type: none"> • Illinois ADA Project, Americans with Disabilities Act [LINK] • ADA Standards for Accessible Design [LINK] • ADA Checklist for Existing Facilities [LINK] • AARP Universal Design and Livability [LINK]
	Coordinate with local contractors to evaluate the costs and tasks associated with making buildings ADA compliant.	
<p>OBJECTIVE 5.3 PRIORITY: ● MEDIUM</p> <p>Strengthen arts and cultural opportunities for residents and visitors.</p>	Coordinate a focus group with local artists, cultural institutions, and others to understand the arts and culture scene in Monticello and Piatt County.	<ul style="list-style-type: none"> • AARP How Art and Entertainment Helps Makes Communities More Livable [LINK] • CMAP Arts and Culture Toolkit [LINK]
	Work with a consultant to develop a coordinated arts and culture program.	
	Coordinate with local schools to engage students in contributing to Monticello's arts and culture scene.	
<p>OBJECTIVE 5.4 PRIORITY: ● MEDIUM</p> <p>Coordinate future residential development review with the School District to understand impacts on school enrollments and facilities management.</p> <p>ALIGNS W/ 2023 STRATEGIC PLAN OBJECTIVES: LT11</p>	Review future residential development with School District to understand impacts on school enrollments and facilities management.	<ul style="list-style-type: none"> • Monticello Community Unit School District #25 [LINK]
	Coordinate with school to identify potential sites for school expansion.	
<p>OBJECTIVE 5.5 PRIORITY: ● MEDIUM</p> <p>Provide equitable and diverse parks, recreation, and community facilities.</p> <p>ALIGNS W/ 2023 STRATEGIC PLAN OBJECTIVES: ST4, ST5, ST6, LT2, LT10</p>	Incorporate public facilities as part of design elements that may be pursued in a Monticello branding program (related to Objective 7.1 under Community Design).	<ul style="list-style-type: none"> • AARP Community Challenge Grants [LINK] • Open Space Land Acquisition and Development (OSLAD) Grants [LINK] • Illinois Dept of Natural Resources Grant Programs [LINK] • Batavia Intergenerational Playground [LINK]
	Provide for more inclusive and accessible playground equipment and recreational facilities for all ages and abilities.	
	Ensure total amount of park space meets or exceeds national standards (11 acres of park space per 1,000 residents).	
	Ensure proposed residential developments provide for park or open space, including trail connections.	
<p>OBJECTIVE 5.6 PRIORITY: ● LOWER</p> <p>Engage local businesses in community activities that benefit student learning at schools, encourage sponsorships at local parks and sports leagues, and boost Monticello's community spirit.</p> <p>ALIGNS W/ 2023 STRATEGIC PLAN OBJECTIVES: LT2</p>	Recruit businesses to participate in community activities that benefit student learning at schools, encourage sponsorships at local parks and sports leagues, and boost Monticello's community spirit.	
	Provide sponsorship opportunities for businesses.	

IMPLEMENTATION PLAN

6: Sustainability

GOAL Monticello will promote practices that protect natural resources and advance the City's sustainability initiatives.

OBJECTIVES	STRATEGIES	RESOURCES
<p>OBJECTIVE 6.1 PRIORITY: ● HIGH</p> <p>Manage stormwater effectively to protect the built and natural environment.</p> <p>ALIGNS W/ 2023 STRATEGIC PLAN OBJECTIVES: ST2</p>	<p>Preserve natural habitats wherever possible.</p> <p>Create a municipal drought plan.</p>	<ul style="list-style-type: none"> EPA Environmental Justice and Mapping Tool [LINK]
<p>OBJECTIVE 6.2 PRIORITY: ● MEDIUM</p> <p>Maintain and enhance the City's tree cover.</p>	<p>Evaluate the condition of the tree cover.</p> <p>Participate in Tree City USA.</p> <p>Assist residents desiring to plant street trees.</p>	<ul style="list-style-type: none"> Urban Tree Canopy Assessment [LINK] Tree City USA [LINK]
<p>OBJECTIVE 6.3 PRIORITY: ● MEDIUM</p> <p>Create a Green Monticello program that promotes recycling, energy efficient buildings, and other programs that support sustainability.</p> <p>ALIGNS W/ 2023 STRATEGIC PLAN OBJECTIVES: LT7</p>	<p>Research best practices in green community programs.</p> <p>Seek out sponsors for a Green Monticello program.</p> <p>Expand the use of green infrastructure.</p> <p>Include energy efficiency and alternative energy sources in the zoning code and building regulations.</p>	<ul style="list-style-type: none"> EPA Green Power Partnership [LINK] Alton, IL, case study on Climate Protection and Energy Efficiency Committee [LINK] Green Zoning [LINK] PACE Nation [LINK]
<p>OBJECTIVE 6.4 PRIORITY: ● LOWER</p> <p>Work with developers of alternative energy sources to build up local resources in a way that is compatible with the community and enhances the local economy.</p>	<p>Educate the community on alternative energy sources.</p> <p>Identify potential solar and/or wind sites.</p> <p>Look into EPA's Green Power Partnership.</p>	<ul style="list-style-type: none"> EPA Green Power Partnership [LINK] Piatt County Wind Farm Info [LINK] APA Policy Guide on Energy [LINK] APA Solar Energy Resources [LINK] APA Wind Energy Resources [LINK] Alton, IL, case study on Climate Protection and Energy Efficiency Committee [LINK]

IMPLEMENTATION PLAN

7: Community Design

GOAL Monticello will enhance its community character through quality design of the built environment and protection of the natural environment.

OBJECTIVES	STRATEGIES	RESOURCES
<p>OBJECTIVE 7.1 PRIORITY: ● HIGH</p> <p>Maintain Monticello's emphasis on high quality design, including downtown buildings, public facilities, and other structures that reflect community pride.</p> <p>ALIGNS W/ 2023 STRATEGIC PLAN OBJECTIVES: ST4</p>	<p>Develop a phased plan to prepare a series of City design guidelines, including community branding, gateway and wayfinding signage, streetscape, and landscape design.</p> <p>Establish a Design Committee to oversee community design elements to ensure compliance with community standards.</p> <p>Codify the community design strategies outlined in Chapter 4 in the City's Zoning Code, Subdivision Code, and Building Code, where appropriate. [SEE PAGES 29-32 FOR DETAILS]</p>	<ul style="list-style-type: none"> • Citizens Institute on Rural Design [LINK] • Small Town and Rural Design Guide [LINK] • Rural Design Resources [LINK] • National Park Service Technical Preservation Services [LINK] • Navigating Main Streets as Places [LINK] • American Planning Association, Zoning Practice: Creating Design Guidelines That Work [LINK] • American Planning Association, PAS Report: Design Review Guiding Better Development [LINK]
<p>OBJECTIVE 7.2 PRIORITY: ● HIGH</p> <p>Continue to support historic preservation through existing and new efforts.</p>	<p>Continue to coordinate historic preservation efforts with the Historic Preservation Commission and Platt County Historical & Genealogical Society.</p>	<ul style="list-style-type: none"> • Monticello Historic Preservation Commission [LINK] • Platt County Historical & Genealogical Society [LINK] • APA Historic Preservation Resources [LINK]
<p>OBJECTIVE 7.3 PRIORITY: ● MEDIUM</p> <p>Support public art.</p>	<p>Conduct a walking tour of Downtown Monticello to identify potential locations for public art installations.</p> <p>Coordinate with local artists to commission the creation of public art pieces around Monticello.</p> <p>Work with building owners to identify blank walls for potential murals.</p>	<ul style="list-style-type: none"> • CMAP Arts and Culture Toolkit [LINK] • The Walldogs [LINK]
<p>OBJECTIVE 7.4 PRIORITY: ● LOWER</p> <p>Create a natural resources inventory with strategies intended to preserve and appropriately integrate environmental elements into community design.</p>	<p>Identify local expertise to lead an inventory.</p>	<ul style="list-style-type: none"> • Creating a Natural Resources Inventory [LINK] • Land Conservation Foundation [LINK]

IMPLEMENTATION PLAN

8: Utilities & Infrastructure

GOAL | Monticello will ensure utilities efficiently meet the needs of the community and potential new developments.

OBJECTIVES	STRATEGIES	RESOURCES
<p>OBJECTIVE 8.1 PRIORITY: ● HIGH</p> <p>Consider ways to increase the efficiency and cost effectiveness of providing utilities and infrastructure through land use planning and future development.</p> <p>ALIGNS W/ 2023 STRATEGIC PLAN OBJECTIVES: LT6</p>	<p>Partner with other communities and districts to coordinate services and resources.</p> <p>Assess the impact of proposed developments on existing utilities infrastructure.</p>	<ul style="list-style-type: none"> • Other local jurisdictions • Case Study: Hillsborough County, FL, Utility Coordination Procedures [LINK] • Case Study: City of Laredo, TX, Utility Planning and Coordination Guide [LINK]
<p>OBJECTIVE 8.2 PRIORITY: ● LOWER</p> <p>Monitor the impact of new development on existing utilities and infrastructure to properly plan for improvements or expansion.</p> <p>ALIGNS W/ 2023 STRATEGIC PLAN OBJECTIVES: LT6, LT9</p>	<p>Review future development with Public Works to understand impacts on utility capacity and expansion needs.</p>	
<p>OBJECTIVE 8.3 PRIORITY: ● MEDIUM</p> <p>Leverage TIF or Business District funds to support improvements to utilities, roadways, and other infrastructure.</p> <p>ALIGNS W/ 2023 STRATEGIC PLAN OBJECTIVES: LT6, LT9</p>	<p>Partner with other communities and districts to coordinate services and resources.</p> <p>Assess the impact of proposed developments on existing utilities infrastructure.</p>	<ul style="list-style-type: none"> • Illinois Tax Increment Association [LINK] • TIF Illinois [LINK] • Business Development Districts FAQ (TIF Illinois) [LINK]

IMPLEMENTATION PLAN

9: Communications

GOAL Monticello will provide easy and clear communication between City officials, residents, property owners, businesses, and other community stakeholders.

OBJECTIVES	STRATEGIES	RESOURCES
<p>OBJECTIVE 9.1 PRIORITY: ● HIGH</p> <p>Strive for membership of City boards, commissions, and committees that is representative of the community.</p>	Encourage underrepresented groups to participate.	<ul style="list-style-type: none"> Local Government Citizen Advisory Boards [LINK] Union City Youth Leadership Council case study [LINK]
	Provide information on City website on how to get involved.	
	Invite participation in advisory boards as a first step towards greater roles; develop leadership programs for adults and teens.	
<p>OBJECTIVE 9.2 PRIORITY: ● HIGH</p> <p>Continue social media efforts to expand the reach of communication and engage the community in an interactive way.</p>	Continue to build on City's outreach on current Facebook, Twitter, and Instagram accounts.	<ul style="list-style-type: none"> Hinckley Hub [LINK]
	Coordinate social media messaging, when appropriate, with Piatt County, Chamber of Commerce, Make It Monticello, and other relevant organizations.	
<p>OBJECTIVE 9.3 PRIORITY: ● MEDIUM</p> <p>Improve communications through options such as an improved website, electronic signs, updated social media, and a newsletter.</p>	Continue to regularly update City social media accounts, while also pursuing the creation of accounts on other social media platforms, where appropriate. (coordinate with Objective 9.2)	
	Develop a monthly or quarterly City newsletter in digital and printed formats.	
	Hold periodic Coffee with City Officials events to provide informal forums for community interaction.	
	Have a City booth at community events where information is available and volunteers can answer questions/note comments.	
<p>OBJECTIVE 9.4 PRIORITY: ● MEDIUM</p> <p>Provide communication options that meet the preferences of residents and businesses.</p>	Adopt preferences expressed in the from 2022 Resident Survey (social media, local media, text alerts).	<ul style="list-style-type: none"> 2022 Resident Survey (see results in the Appendix)

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Appendix

Residents & Workers Survey Results

Business Survey Results

Future Land Use Plan Scenarios

Scenario A

Scenario B

Scenario C

Village of Monticello Residents & Workers Survey *September 27, 2022*



Center for Governmental Studies
Northern Illinois University



1

Background and Purpose of Survey

- Online survey
- The purpose of the survey was to determine residents' opinions and ideas for the City of Monticello's future.
- The survey findings will be used to update the City's strategic and comprehensive plans.
- The Center for Governmental Studies (CGS) worked closely with the City of Monticello's staff throughout the project.



2



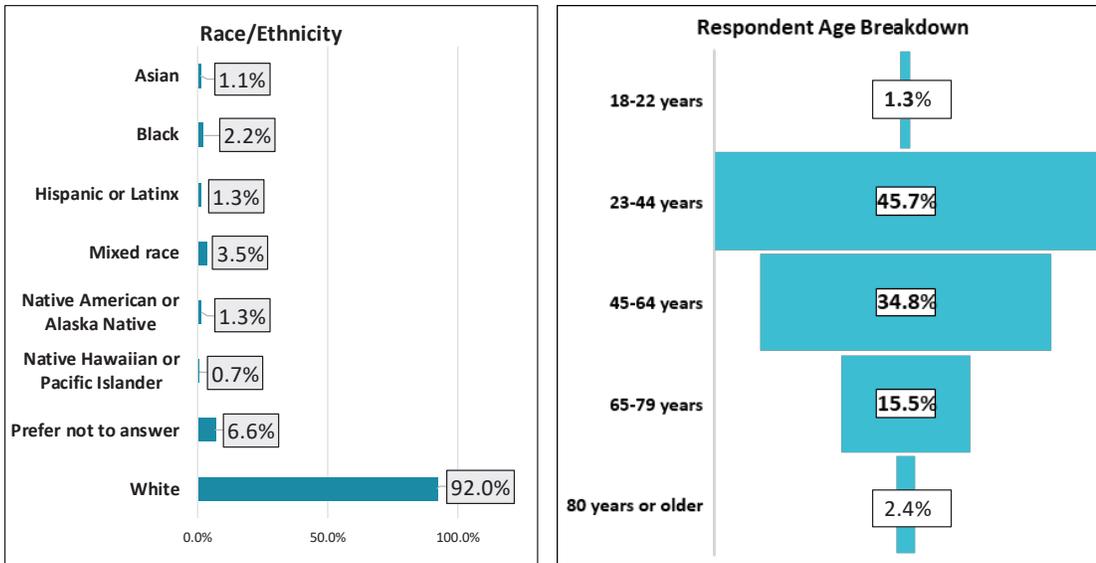
Survey Methodology

- Questionnaire
 - 32 questions
 - Questionnaire covered the following topics:
 - Quality of life in the City of Monticello
 - Future planning
 - Preferred communication methods
 - Respondent and household demographics

Survey Methodology

- Data Collection
 - The survey link was posted on the City of Monticello's website and on social media
 - Drawing for a \$25 gift card
 - The survey opened on July 8, 2022
 - The survey closed on September 13, 2022
 - A total of 457 completed surveys were received

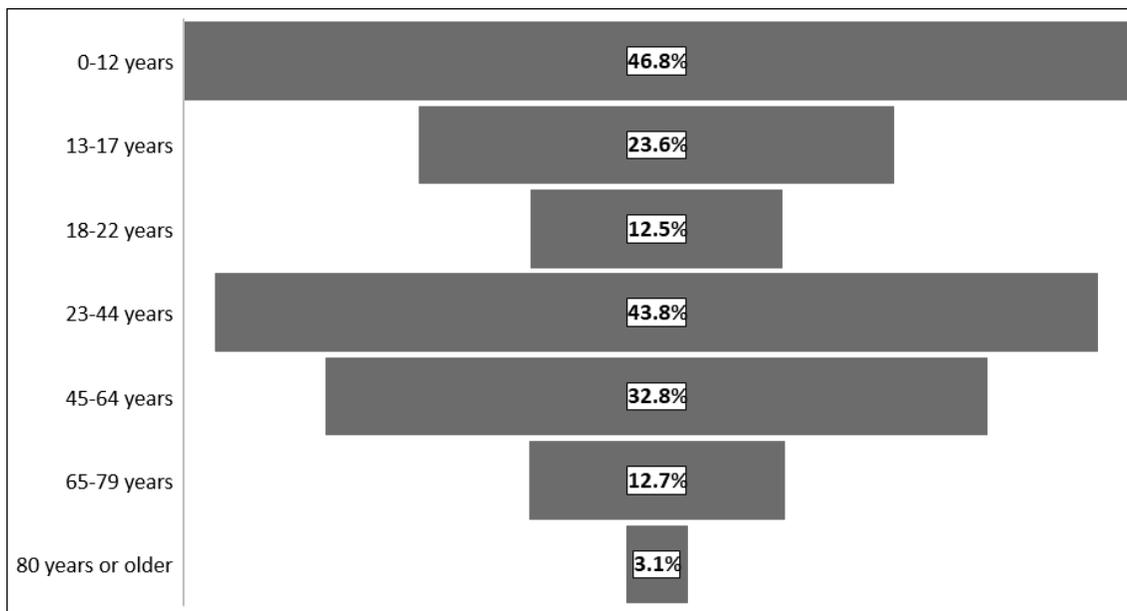
Respondent Demographics



The primary language in Monticello is: **English**
 No respondents selected Spanish or provided meaningful write-ins.

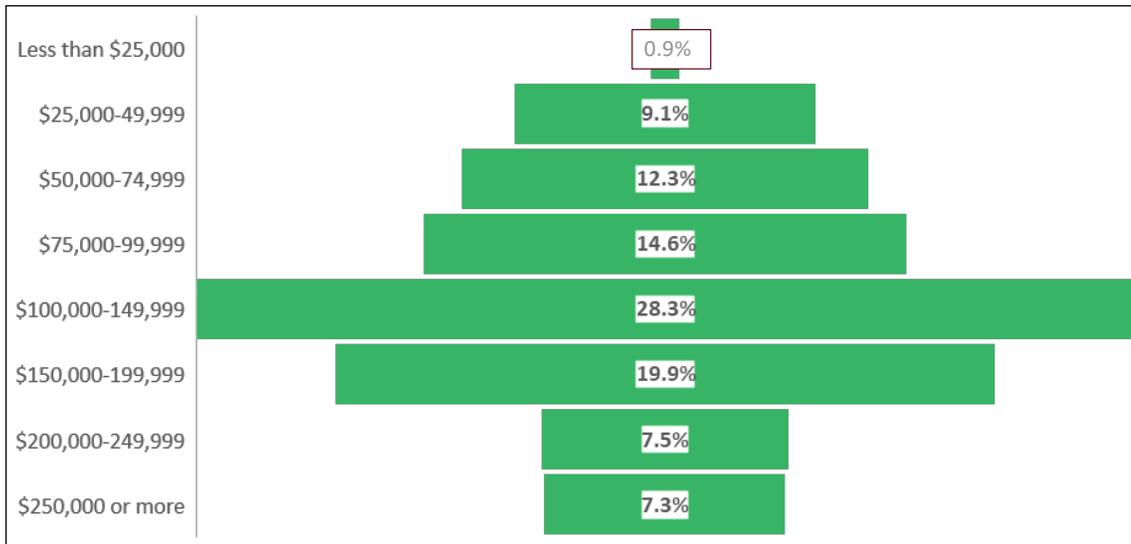

5

Respondent's Household Age Breakdown Not Including Respondent




6

Consider all sources of income, before taxes, for everyone living with you in 2021. What was your 2021 annual household income from all sources?



Respondent Residence Characteristics

- About 76.3% of all respondents live within Monticello City Limits
 - Another 15.1% live in zip code 61856, outside of the City
 - 8.6% live outside of Monticello and outside of zip code 61856
- 63.5% of Monticello residents have lived there for at least 11 years
 - Only 9.2% of respondents have lived in Monticello for less than 3 years
- 95.2% of respondents own their home and 94.5% of respondents live in single family detached dwellings

Moving Considerations

- About 75.6% of respondents do not intend to move in the next 3 years.
- Of the approximately 24.4% of respondents who may move or are moving in the next 3 years, the following trends were associated with the question:
 - Of those who selected aspects that are most important to them when considering a move, the most common were:
 - High quality schools (43.8%)
 - A strong downtown (31.3%)
 - Low property taxes (31.3%)
 - Of those who selected reasons for moving, the most selected were:
 - Looking for a larger home to buy (27.0%)
 - Looking for lower cost of living/taxes (21.6%)
 - Desire community with more shopping, services, & recreation (18.0%)


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Moving Considerations

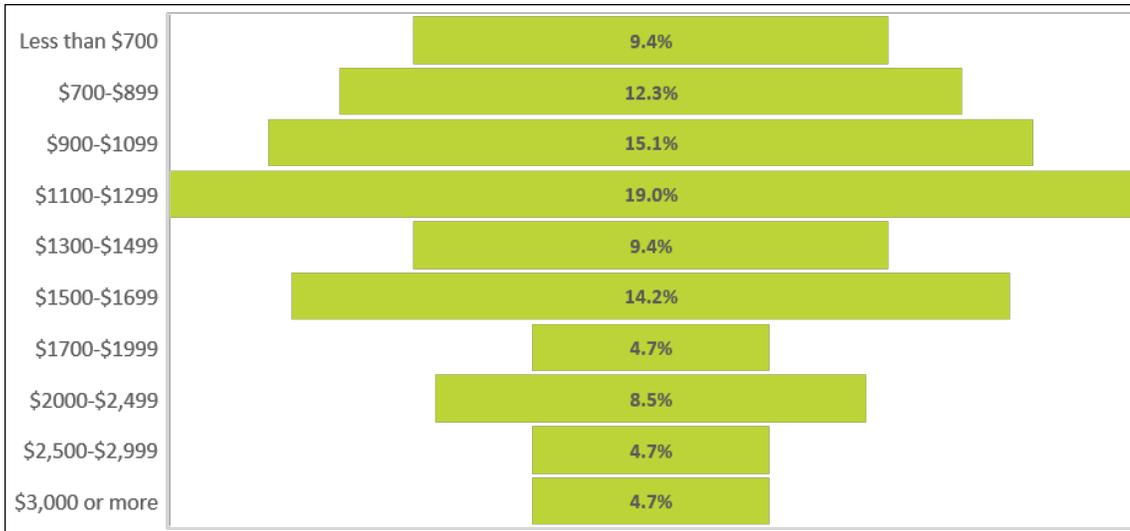
Respondents Who Are Considering Moving

Response Theme	Number of Mentions	Percent of Valid Responses
To move out of Illinois/to another state or country	22	25.9%
To move to another home, but stay in Monticello	15	17.6%
To move to a larger home	12	14.1%
To move to a smaller home or downsize	6	7.1%
To move to a home in the country/with acreage	5	5.9%
To move within Illinois, but out of Monticello	5	5.9%
Other response	20	23.5%


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How much could you afford to spend per month on housing, either in rent or mortgage payment (incl. tax & ins)?

Respondents Who Are Considering Moving



What type of home would you be looking for?

Respondents moving/considering moving

Most respondents are looking for a Single Family Detached House (86.4%)

How many bedrooms?

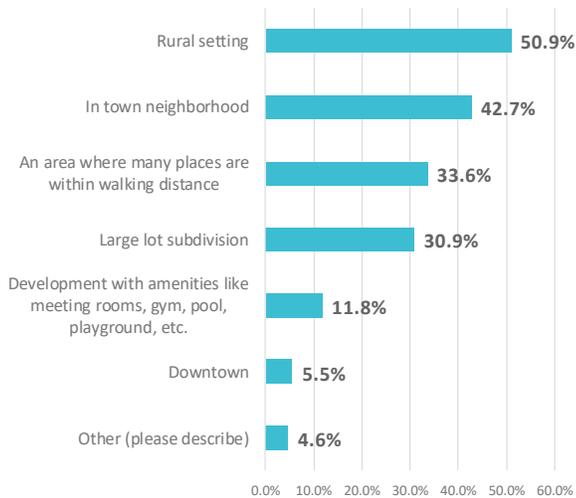
The greatest proportion of respondents are seeking a 3- bedroom home (45.1%)

Bathrooms?

The greatest proportion of respondents are seeking a 2- bathroom home (47.8%)

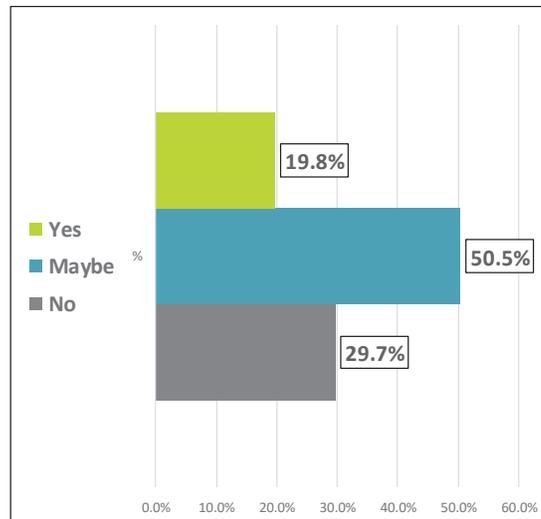
What kind of location are you looking for? (check all)

Respondents Who Are Considering Moving



Would you consider renovating an older home?

Respondents Who Are Considering Moving




13

On average, how many days per week does each wage-earning adult work from home rather than at their employer's location?

16.9% said that at least one person in their household always or nearly always works from home

31.1% said that at least one person in their household works from home the equivalent of 1-4 days per week

83.5% said that at least one person in their household does not work from home at all


14

What are the 3 best things about Monticello?

Response Theme	Number of Mentions	Percent of Valid Responses
Schools/education	256	19.9%
Small town, quality of life, atmosphere	176	13.7%
Sense of community/people	170	13.2%
Businesses/restaurants/downtown	153	11.9%
Safety	135	10.5%
Parks/recreation/facilities	118	9.2%
Location	57	4.4%
Activities/events/attractions	49	3.8%
Healthcare/medical facilities	37	2.9%
Cost of living/taxes	16	1.2%
History	14	1.1%
Other response	104	8.1%



What would you like to see improved about Monticello?

Response Theme	Number of Mentions	Percent of Valid Responses
Recreation/parks/events	205	18.9%
More/greater variety of restaurants	125	11.5%
Street or road improvements	115	10.6%
More/greater variety of shopping/stores	92	8.5%
Sidewalk, curb, or bikeway repair/extension	79	7.3%
More businesses/business support	44	4.1%
Water/wastewater/stormwater or flooding	35	3.2%
Ordinances/codes/law enforcement/traffic	29	2.7%
Waste/garbage/recycling	29	2.7%
Remove, revitalize, or occupy vacant/dilapidated buildings/homes	27	2.5%
Taxes	26	2.4%
Fire or police stations	22	2.0%
Downtown improvements	22	2.0%
Affordable housing	18	1.7%
Parking	18	1.7%
Other type of improvement	194	17.9%



Please rate your satisfaction with each of the following facilities or services.

Most Selected for Highly or Slightly **Satisfied**:

- Public Schools (86.1%)
- Police/Fire Protection (78.0%)
- Public Library (66.3%)

Most Selected for Highly or Slightly **Unsatisfied**

- Streets, Sidewalks, Bike Walks (30.0%)
- Code Enforcement (17.1%)
- Parks & Recreation Facilities/Recreation Programming (15.3%)

 <p style="font-size: 8px; margin: 0;">NORTHERN ILLINOIS UNIVERSITY Center for Governmental Studies <i>Outreach, Engagement and Regional Development</i></p>	17
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For each of the following categories, please indicate if the current amount of development in Monticello is too little, about right, or too much?

Most Selected for **Too Much Development**:

- Apartments (12.8%)
- Duplexes/Townhouses (9.6%)
- Single Family Residential (8.3%)

Most Selected for **Too Little Development**:

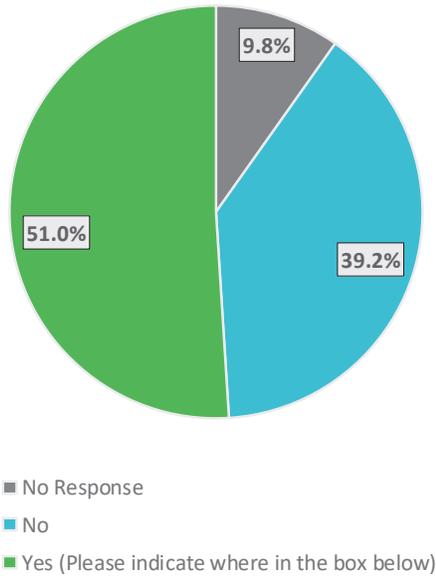
- Retail Shops (64.3%)
- Entertainment/Cultural (55.9%)
- Restaurants/Bars (53.9%)
- Senior Housing-Respondents 65+ (51.9%)

Most Selected for About Right:

- Healthcare (91.9%)
- Office (85.3%)
- Single Family Residential (70.0%)

 <p style="font-size: 8px; margin: 0;">NORTHERN ILLINOIS UNIVERSITY Center for Governmental Studies <i>Outreach, Engagement and Regional Development</i></p>	18
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Is there a particular location in Monticello that you think needs improvement?

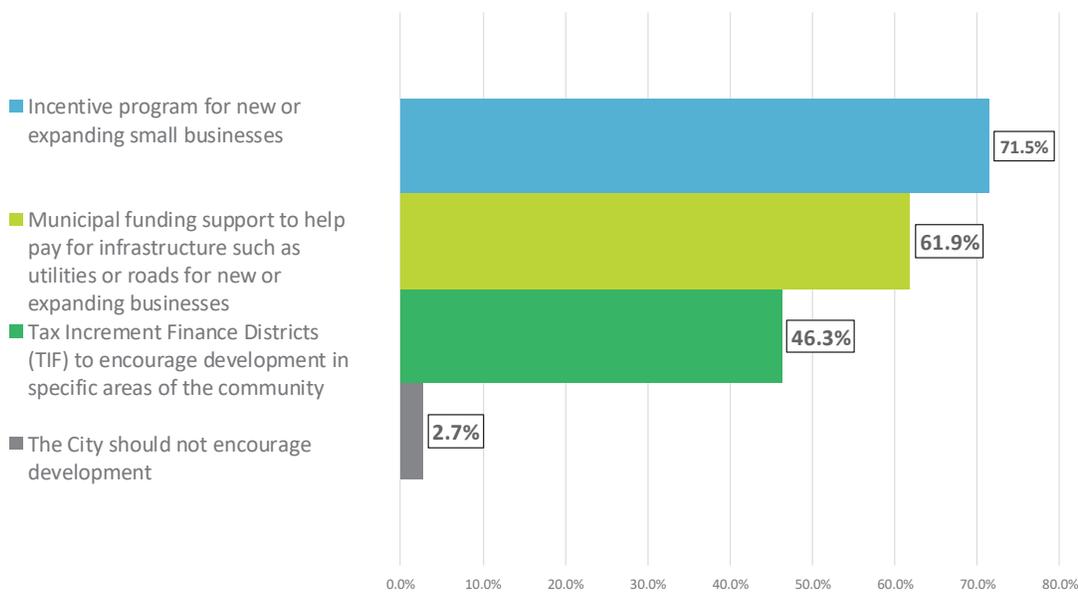


Response Theme	Number of Mentions	Percent of Valid Responses
Respondents Who Suggested a Location in Need of Improvement		
Road or sidewalk infrastructure	31	12.4%
Downtown	28	11.2%
General Cable Facility	22	8.8%
Pepsin Facility	20	8.0%
Lincoln School	12	4.8%
Fire/police departments	12	4.8%
Market Street	11	4.4%
Industrial park/areas	10	4.0%
Tennis/pickleball courts	8	3.2%
Bridge Street	7	2.8%
Trailer park	5	2.0%
State Street	5	2.0%
Other location	76	30.5%

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19

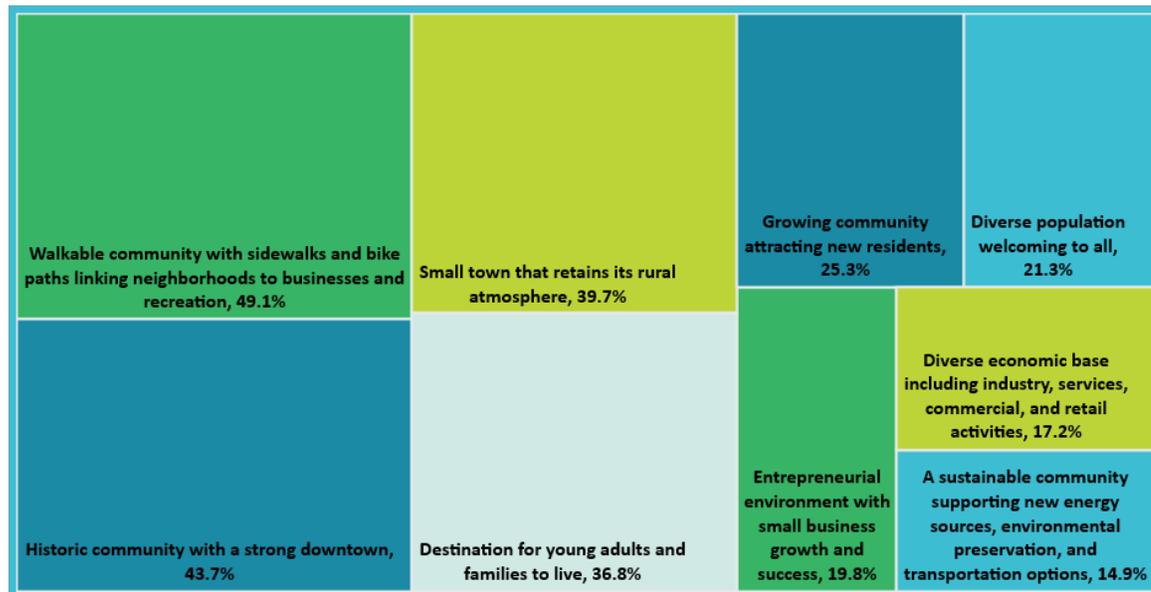
Which of the following should the City of Monticello use to encourage development?



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20

Thinking of what you would like Monticello to be 5 years from now, how would you complete the statement, "Monticello is a...?"



How important is it for the City to plan for each of the following?

- Getting Places on Foot or Bike (55.2%) ← Most Important
- Waste Reductions and Recycling (53.6%) ← Most Important
- Storm Water Management (48.4%)
- Water Conservation (43.5%)
- Energy Efficient Buildings (40.0%)
- Renewable Resources such as Wind and Solar Power (28.2%)
- Electric Vehicles (16.6%) ← Least Important

Which of the following ways do you prefer to receive news from the City?

Social Media
(46.8%)



Direct Email
(36.5%)



Text Alerts
(35.1%)



Conclusions

- The majority of respondents think it is important for the City of Monticello to emphasize road improvements & have additional parks and recreational facilities & events
- Respondents think it is important for the City to plan for improved and coordinated waste reduction and recycling and ensuring that Monticello is a walkable/bikeable community and a historic community with a strong downtown.
- Residents/workers considering moving in/within Monticello mostly seek single family residential homes, but City planners should also accordingly plan development in such a way which recognizes others moving to the City may not want this kind of development.



City of Monticello Business Survey *November 7, 2022*



Center for Governmental Studies
Northern Illinois University



1

Survey Methodology *Background and Purpose*

- Online survey
- The purpose of the survey was to understand the local economy and what would help businesses prosper.
- The survey findings will be used to update the City's strategic and comprehensive plans.
- The Center for Governmental Studies (CGS) worked closely with the City of Monticello's staff throughout the project.



2

Survey Methodology

Questionnaire

- 27 questions
- Questionnaire covered the following topics:
 - Business characteristics
 - Business performance
 - Future plans
 - Workforce
 - Business in Monticello

Survey Methodology

Data Collection

- A survey invitation with a link to the survey was emailed to 147 Monticello businesses
- 2 reminder emails were sent to nonresponding businesses
- The survey link was provided to the City of Monticello to share with businesses
- The survey opened on August 29, 2022
- The survey closed on October 21, 2022
- A total of 52 completed surveys were received

Business Characteristics



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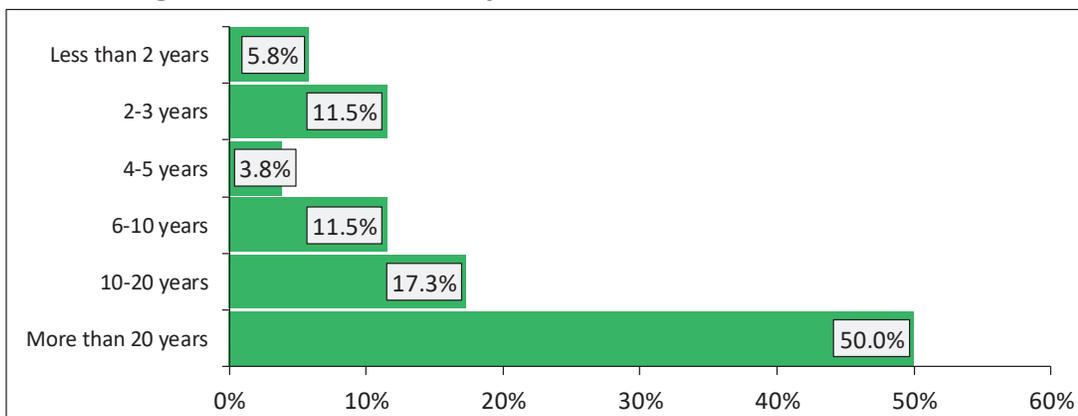
Outreach, Engagement and Regional Development

5

Business Characteristics *Years in Monticello*

More than two-thirds (67.3%) of businesses have operated in Monticello for 10 years or more.

How long has this business operated in Monticello?





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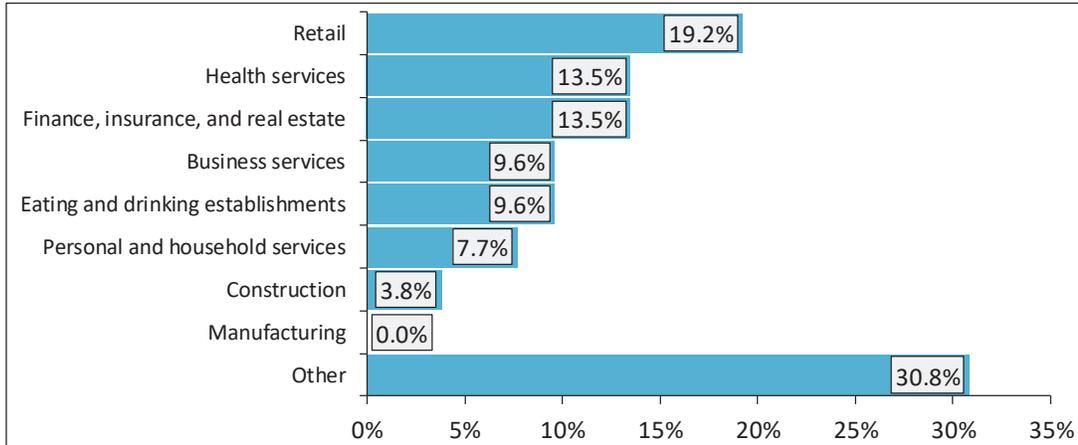
6

Business Characteristics

Type of Business

A wide variety of business types were represented in the survey; however, no manufacturing businesses responded.

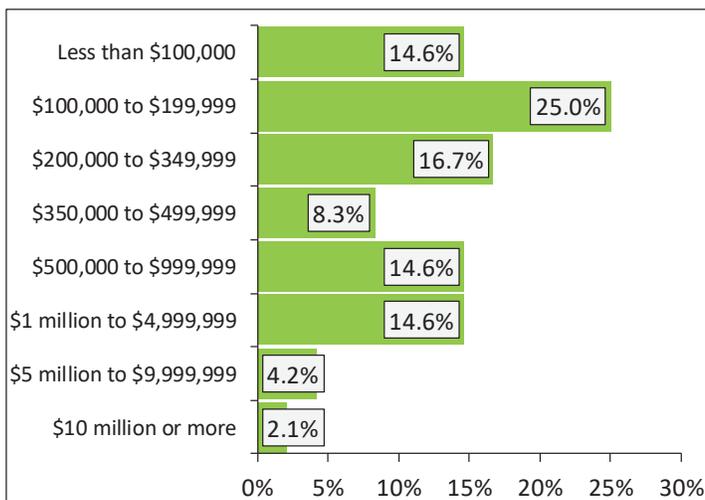
Which best describes your business?



Business Characteristics

Business Volume

What is this business' annual business volume?

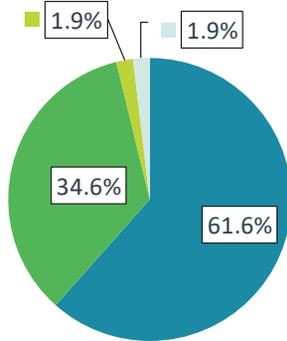


- Over half of businesses (56.3%) had annual revenues of less than \$350,000

Business Characteristics

Business Location

Which best describes where this business operates?



- At location owned by business/business owner
- At rented or leased location
- At home
- Other location

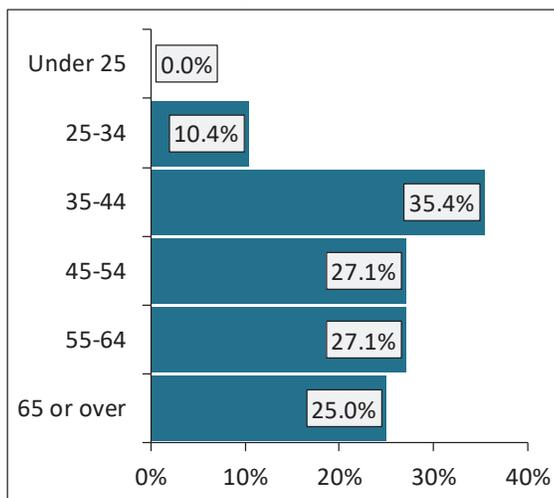
Is this business located downtown?

- 42.3% of businesses are located downtown

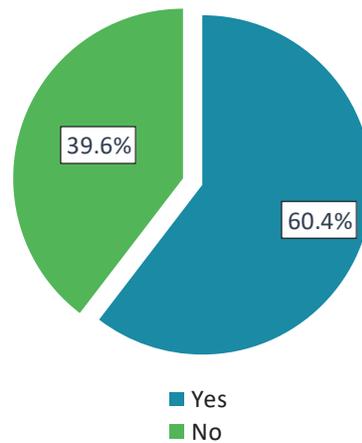
Business Characteristics

Business Owners

What are the age(s) of the primary business owner(s)?



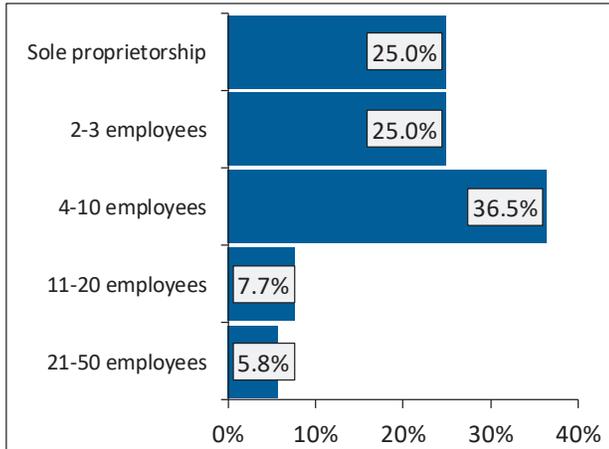
Do the primary owner(s) of this business live in Monticello?



Business Characteristics

Employees

How Many FTE Employees Does This Business Employ at the Monticello Location?

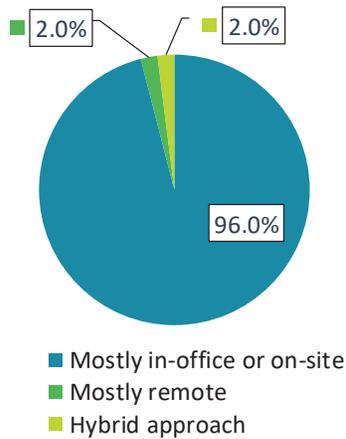


- 50% of businesses had 3 or fewer employees
- No business surveyed had more than 50 employees

Business Characteristics

Employee Work Location

After the pandemic recedes, where do you foresee most of your employees working?

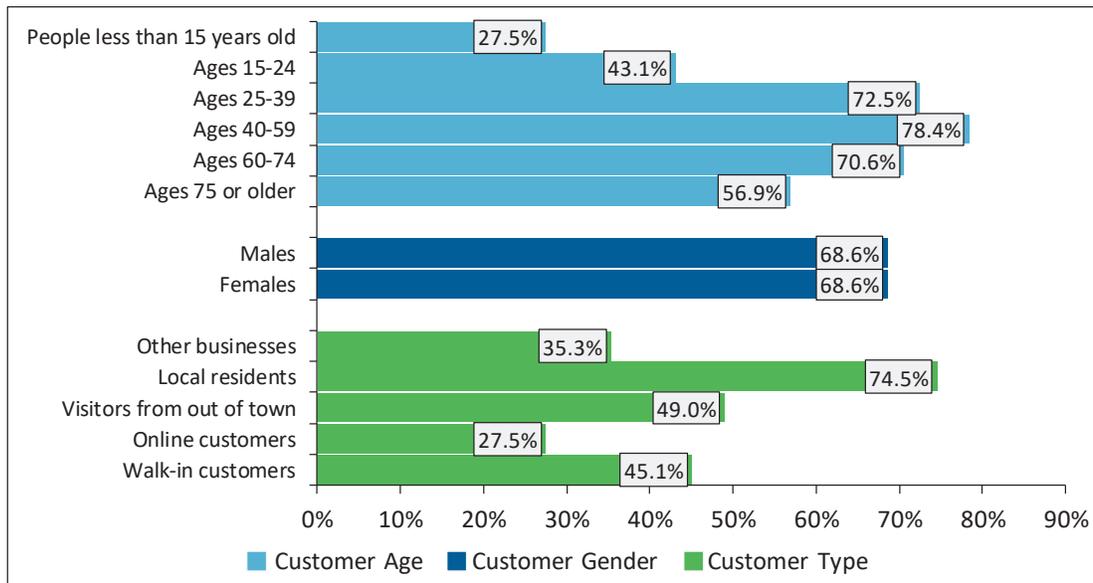


- Nearly all businesses report that their employees will work mostly in-office or on-site after COVID recedes
- 92.3% of businesses say that the work location scenario they reported is not a change from before the pandemic

Business Characteristics

Customers

Describe this business' frequent customers



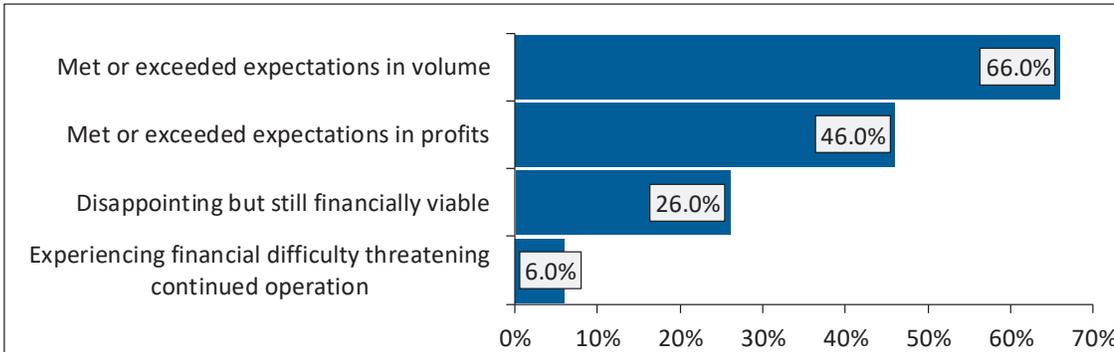
Business Performance

Business Performance

Past Performance

- Most (66.0%) businesses reported that they had met or exceeded expectations for volume in the past two years
- Nearly half (46.0%) met or exceeded expectations in profits

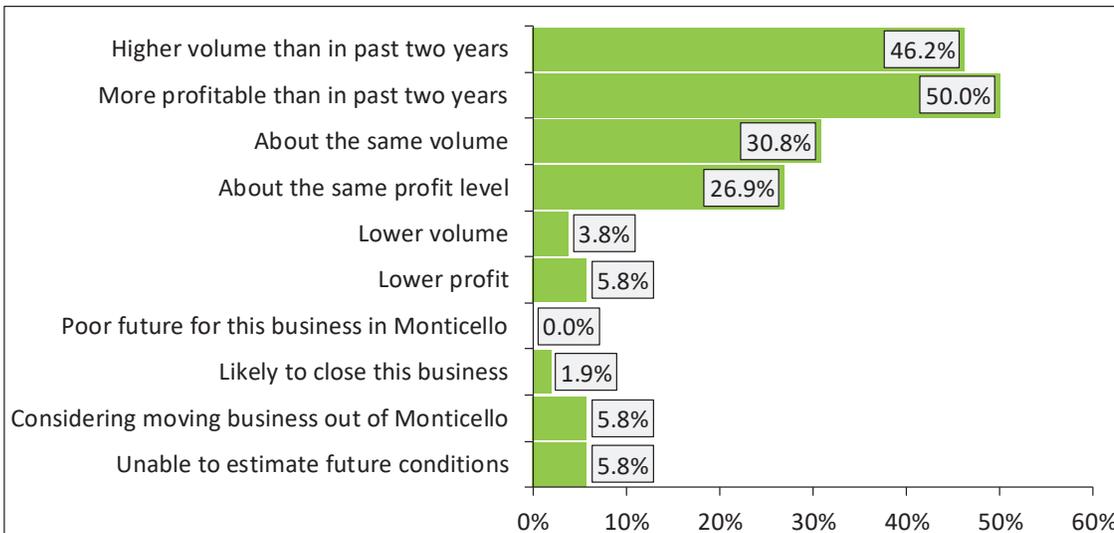
Describe the past two years of activity for this business



Business Performance

Future Expectations

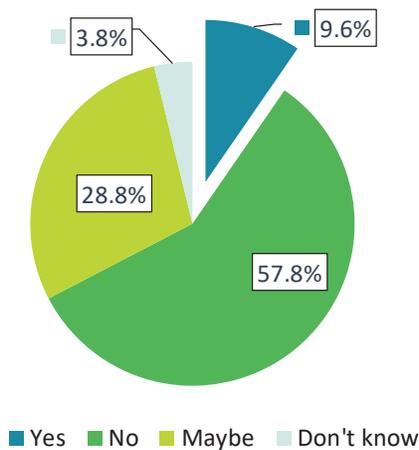
What are the expectations for this business during the next two years?



Future Plans

Future Plans *Plans for Expansion*

Are there expansion plans for this business in Monticello in the next 2-3 years?



- About 1 in 10 (9.6%) businesses have plans to expand in Monticello in the next 2-3 years

Future Plans

Limitations to Business' Future

Are any of these potential limitations contemplating your business' future in Monticello?

- 38.5% of businesses selected at least one of the 9 types of structural limitations

Most common limitations:

- Parking (45.0%)
- Need for a larger site (30.0%)
- Zoning restrictions (20.0%, or 4 businesses)



Future Plans

Future Challenges

What factors might significantly challenge this business in the next 5 years?

- 92.3% of businesses selected at least one challenge

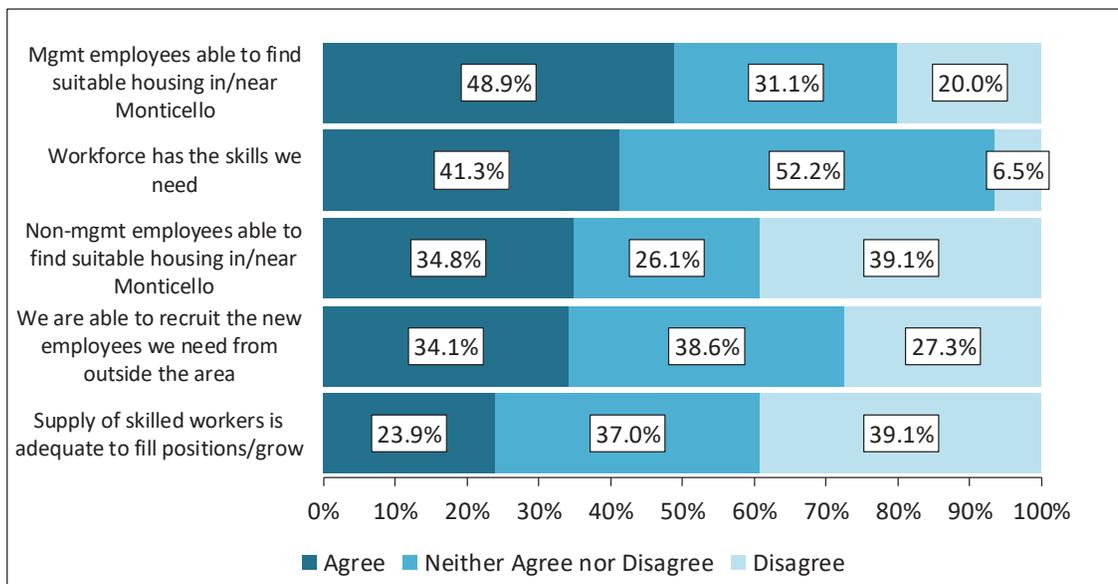
Most common future challenges:

- Increase in cost of doing business exceeds growth in revenue (52.1%)
- Difficulty recruiting workers (41.7%)
- Changes in our industry (33.3%)
- Competition from businesses located outside of the immediate area (33.3%)



Workforce

Workforce Workforce Characteristics and Limitations



Business in Monticello

Business in Monticello *Reasons for Locating in Monticello*

By far the most commonly cited reason for locating a business in Monticello is that the respondent lives in or grew up in the Monticello area

Response Theme	Number of Mentions	% of Valid Responses
Live in/grew up in area	18	39.1%
Resources, location, or population	8	17.4%
Like/want to support community	7	15.2%
Community supports businesses	4	8.7%
Business is longstanding or existing	4	8.7%
Other reasons	5	10.9%

Business in Monticello

Strengths as a Business Location

Businesses were asked to name up to 3 of Monticello's strengths as a business location. 82.7% named at least one strength.

Response Theme	Number of Mentions	% of Valid Responses
Location/accessibility	19	19.0%
Community/customers are loyal or supportive	12	12.0%
Population (growth, size, characteristics)	11	11.0%
Small town feeling	10	10.0%
Chamber of Commerce, collaboration between businesses	9	9.0%
Resources, amenities, or attractions	8	8.0%
Support from City	7	7.0%
Downtown area	4	4.0%
Safe/low crime	4	4.0%
Low costs, good economy	4	4.0%
Other	12	12.0%



Business in Monticello

Weaknesses/Challenges as a Business Location

Businesses were asked to name up to 3 of Monticello's weaknesses or challenges as a business location.

- 67.3% named at least one weakness/challenge

Response Theme	Number of Mentions	% of Valid Responses
Small community, limited resident support	13	18.3%
Limited land, spaces, or sites for business locations	8	11.3%
Parking challenges	7	9.9%
Limited amenities, resources, or businesses in Monticello	7	9.9%
City policies or enforcement	5	7.0%
Housing availability	4	5.6%
Other weaknesses/challenges	27	38.0%



Business in Monticello

Summary of Strengths and Challenges as a Business Location

Monticello’s strengths as a business location

- 82.7% of businesses named at least 1 strength
- Among these, the most commonly noted strengths were:
 - Location/accessibility (19.0%)
 - Loyal/supportive community or customers (12.0%)
 - Growth, size, or characteristics of population (11.0%)

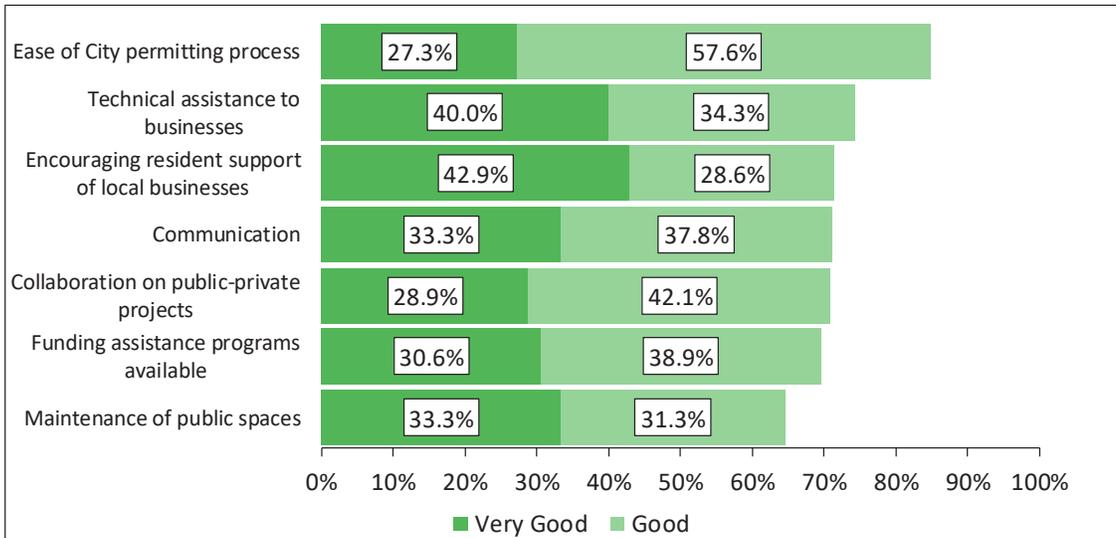
Monticello’s challenges as a business location

- 67.3% of businesses named at least 1 weakness or challenge
- Among these, the most commonly noted challenges were:
 - Small community, limited resident support (18.3%)
 - Limited land, spaces, or sites for businesses (11.3%)
 - Parking challenges (9.9%)
 - Limited amenities, resources, or businesses in Monticello (9.9%)

Business in Monticello

City’s Relationship With Business Community

How would you rate the City’s relationship with the business community on...



Business in Monticello

City Supports for Businesses

Suggestions for **City policies, regulations, or actions** to support businesses include:

- Improve/increase parking
- Regular, equitable enforcement of ordinances, rules, and regulations
- Changes to zoning and development policies
- Online application and payment for City services



Business in Monticello

Other Supports for Businesses Growth

Other suggestions to support business growth:

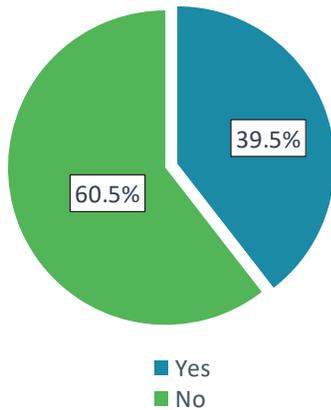
- Address housing availability and affordability
- Collaboration/cooperation between businesses, including those not located in downtown
- Build/complete parks and recreation facilities
- Build/improve infrastructure, including roads and utilities



Business in Monticello

Locations in Need of Improvement

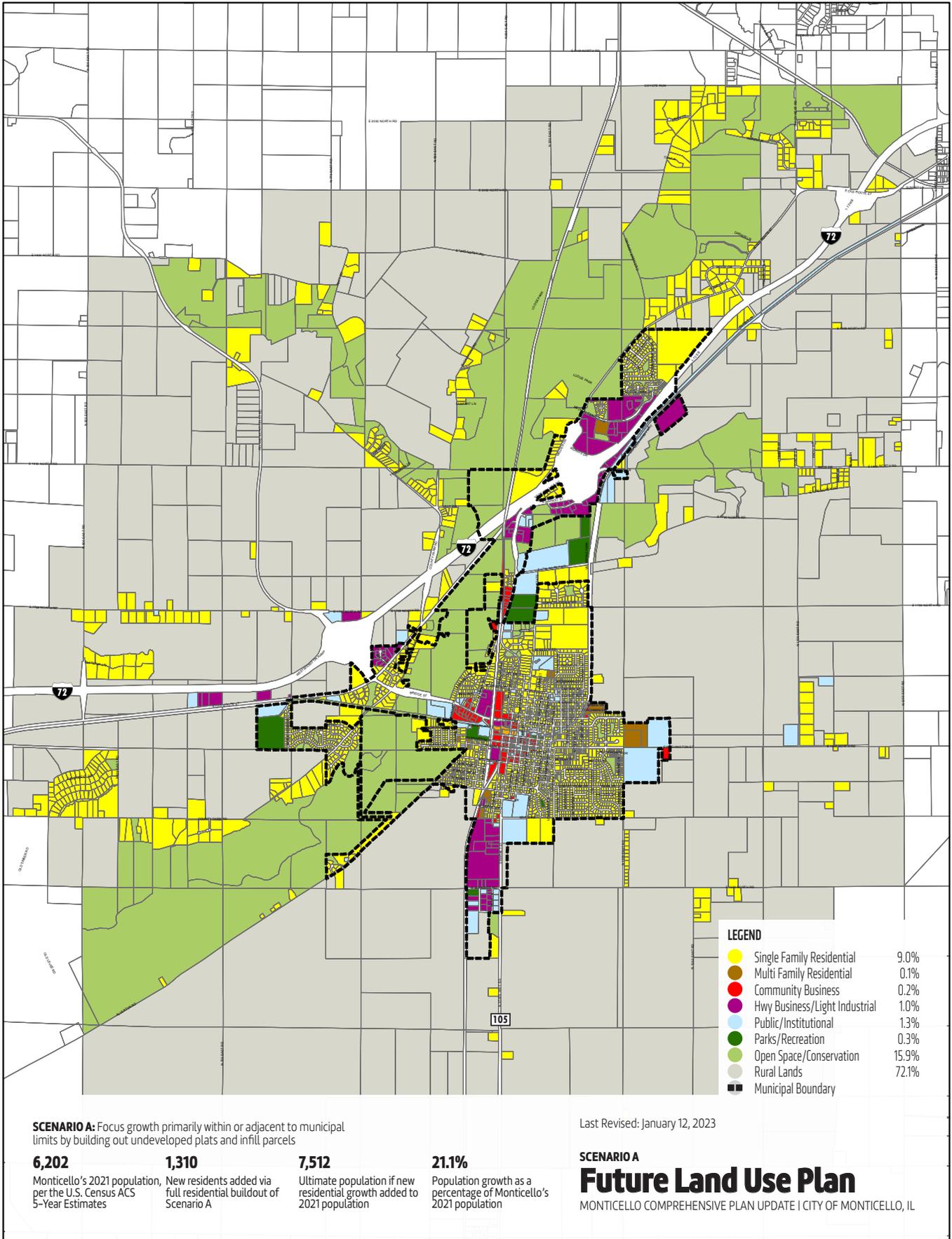
Is there a location/area within Monticello that you think needs attention?

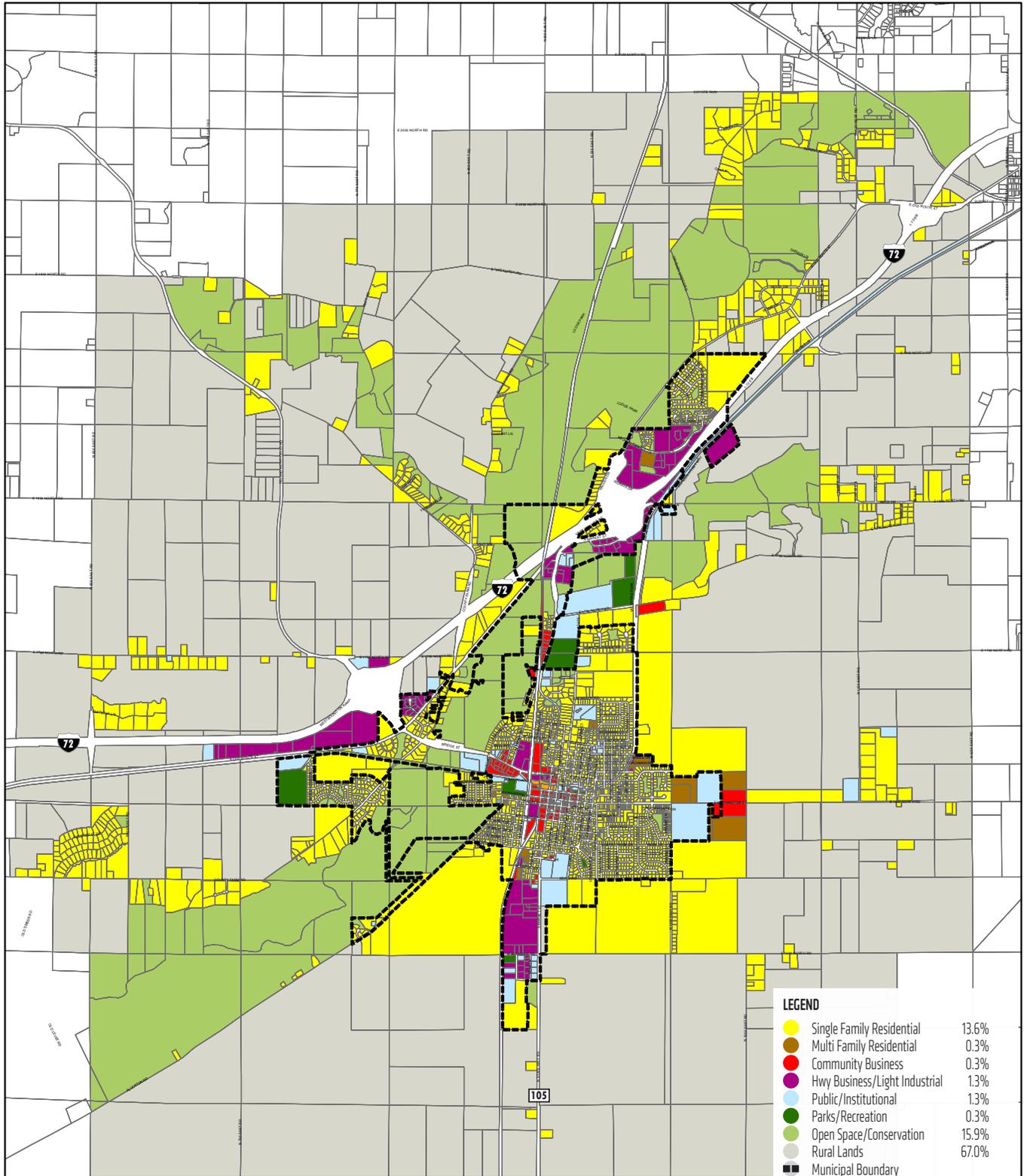


Response Theme	Number of Mentions	Percent of Valid Responses
Respondents Who Suggested a Location in Need of Improvement		
Downtown	4	21.1%
Pepsin facility	4	21.1%
Road or sidewalk infrastructure	3	15.8%
Parks/recreation facilities	2	10.5%
Other locations	6	31.6%

Conclusions

- Most businesses are growing or maintaining (revenue/expectations). About 10% plan to expand in the near future.
- The City has a good relationship with the business community
- Business location within a small town lends itself to both strengths and weaknesses.
- Parking, site availability, workforce recruitment, and availability and affordability of housing for employees are concerns.



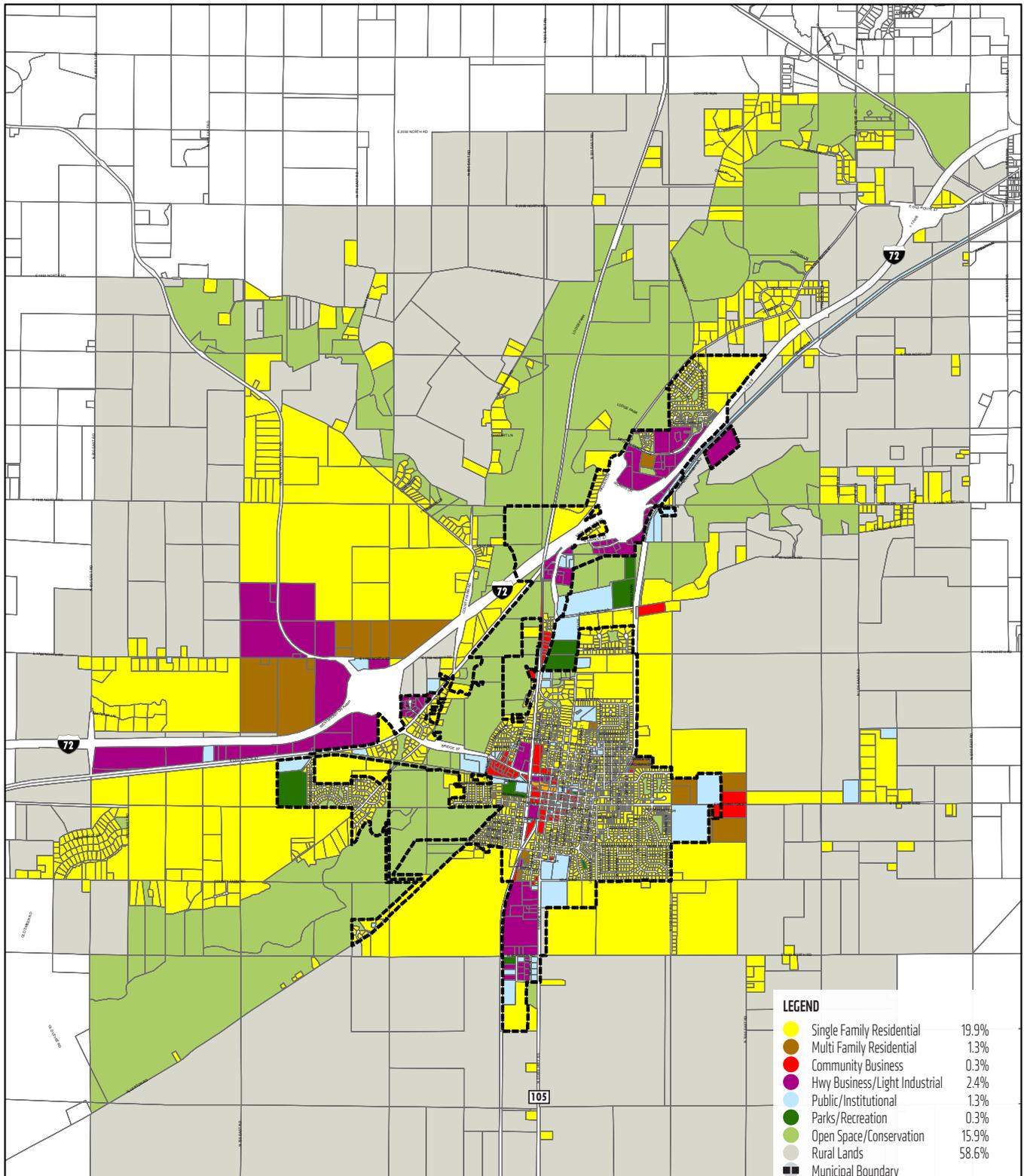


SCENARIO B: Focus growth primarily within or adjacent to municipal limits by (1) building out undeveloped plats and infill parcels, (2) adding new residential primarily on the east and south parts of town, and (3) increasing commercial and light industrial development south of the western interchange

Last Revised: January 12, 2023

6,202 Monticello's 2021 population, per the U.S. Census ACS 5-Year Estimates	11,397 New residents added via full residential buildout of Scenario B	17,991 Ultimate population if new residential growth added to 2021 population	190.1% Population growth as a percentage of Monticello's 2021 population
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SCENARIO B
Future Land Use Plan
MONTICELLO COMPREHENSIVE PLAN UPDATE | CITY OF MONTICELLO, IL



SCENARIO C: Focus growth primarily within or adjacent to municipal limits by (1) building out undeveloped plats and infill parcels, (2) adding new residential primarily on the east, west, and south parts of town, and (3) increasing commercial and light industrial development around the western interchange

Last Revised: January 12, 2023

6,202

Monticello's 2021 population, per the U.S. Census ACS 5-Year Estimates

28,229

New residents added via full residential buildout of Scenario C

34,431

Ultimate population if new residential growth added to 2021 population

455.2%

Population growth as a percentage of Monticello's 2021 population

SCENARIO C

Future Land Use Plan

MONTICELLO COMPREHENSIVE PLAN UPDATE | CITY OF MONTICELLO, IL