



Monticello

2034

COMPREHENSIVE PLAN City of Monticello, Illinois

Prepared by
MSA Professional Services, Inc.

MSA

PROFESSIONAL SERVICES

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with assistance from the
City of Monticello, Illinois



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Monticello City Council

Chris Corrie, Mayor
Larry Stoner, Alderman, Ward 1
Tim Hayes, Alderman, Ward 1
Wendall Brock, Alderman, Ward 2
Kevin Hiller, Alderman, Ward 2
Lyle Murdock, Alderman, Ward 3
Michael Brown, Alderman, Ward 3
John Miler, Alderman, Ward 4
Vince Kuetemeyer, Alderman, Ward 4
Pamela Harlan, Clerk
Joanne Hodges, Treasurer

Comprehensive Plan Steering Committee

Haresh Patel, Business
Kerry Redshaw, Downtown
Vic Zimmerman, Education
Matt Foster, Residential Growth
Derrick Bruhn, Agriculture
Heather Lawhead, Finance
Derek Peterson, Recreation & Tourism
Carol Stoddard, Healthcare
Laura Hiller, Resident At Large
Brian Fulton, Resident At Large

City Staff

Floyd Allsop, Superintendent of City Services
Callie Jo McFarland, Director of Community Development
Abe Jones, Building Inspector
Carlos McClellan, Recreation Director
Gary Sebens, Public Works Director

MSA Professional Services

Stephanie Brown, AICP, Project Planner
Greg Crowe, AICP, Client Services Manager



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Amendment Log

Amendment No.	Description of Amendment	Council Approval	Amendment Prepared By: Name & Title
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Monticello

1 Introduction

2 This Chapter provides the foundation for the
3 Comprehensive Plan, outlining why we plan,
4 the planning process, planning in Illinois, and the
5 planning area. Additionally, Chapter 1 provides
community background information including key
community indicators and summaries of existing
plans and studies.

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Why a Comprehensive Plan?

It is difficult to know what the future may bring for the City of Monticello, or any community for that matter. As residents and businesses come and go, and economic trends rise and fall, changes will occur. The purpose of this plan is to establish a shared vision for Monticello to guide future actions and decisions. This guidance provides predictability and consistency over time, which encourages investment. We plan so that we can act and react in a changing world with a confident understanding of our common values and goals.

Plan Maintenance

This planning document is a “living” guide for growth and changes in the City of Monticello. The plan represents the City’s best effort to address current issues and anticipate future needs; however, it can and should be amended from time to time if conditions warrant reconsideration of policies in this plan. If decisions are being made that are not consistent with this plan, then the plan has lost its relevance and should be amended. The process of amending the comprehensive plan should not be onerous, but it should trigger a brief pause to consider again the long term vision for the community. This plan’s value is dependent upon frequent use and occasional updates.



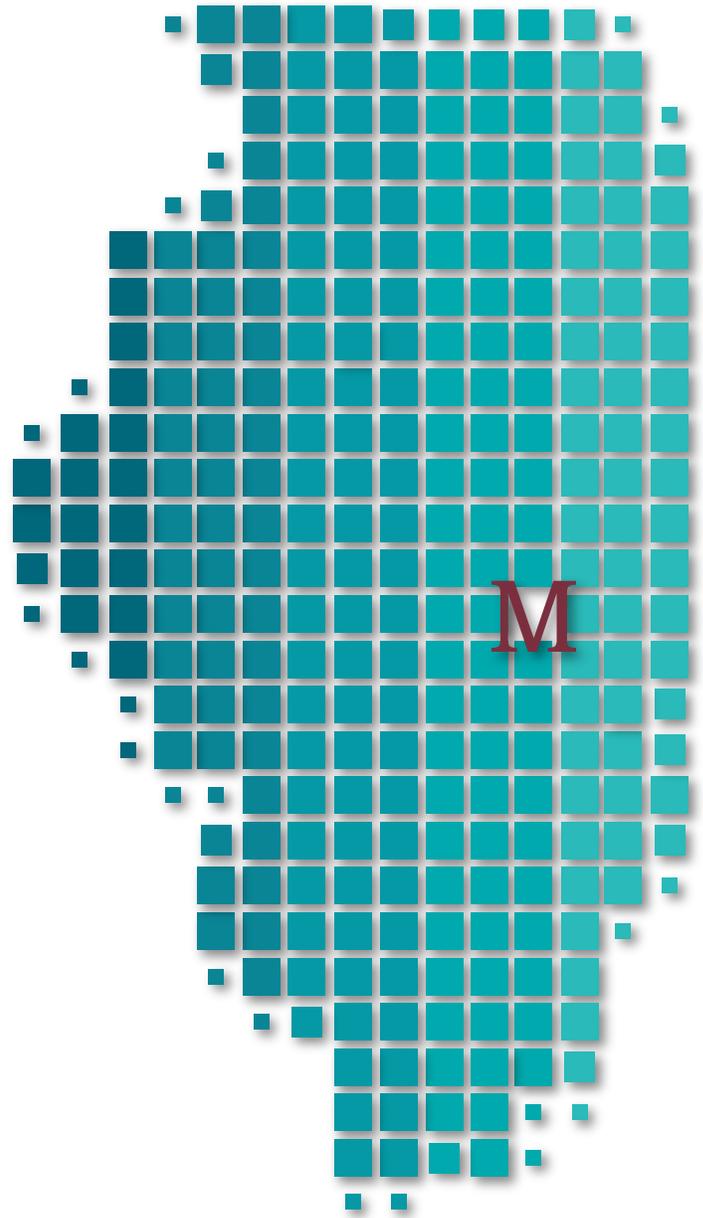
Illinois Comprehensive Planning

Comprehensive plans are defined in the Illinois Local Planning Technical Assistance Act (Public Act 92-0768, Sec. 5). Here, the common elements addressed in a comprehensive plan are:

1. Land Use
2. Natural Resources
3. Historic Preservation
4. Transportation
5. Economic Development
6. Housing
7. Utilities & Community Facilities
8. Urban Design / Community Character
9. Agricultural & Forestry
10. Intergovernmental Cooperation

All comprehensive plans include:

- A statement of authority to prepare and adopt the plan.
- Background data and analysis – including area history, a description of existing social, economic and physical (natural and manmade) conditions and trends, and economic and demographic projections.
- Documentation of stakeholder’s interests and involvement – these include interests of residents, public officials, the business community, and developers.
- Vision statement (or statement of desired goals and objectives) – desired City outlook, generally 20 years from now.
- Future plan map or maps – these maps depict various components, including land use, transportation, community facilities, and housing areas.
- Plan Implementation – framework or schedule that describes specific measures to carry out the plan, the time frame to execution, and potentially cost ranges.



Plan Organization

The organization of the plan is based both on the planning process and the guidance provided by the State of Illinois. The plan is divided into five chapters plus three important appendices and two focused studies.

Chapter 1: Introduction

Chapter 1 discusses the role of the plan, planning in Illinois, the planning area boundaries and regional context, and Monticello’s previous planning efforts.

Chapter : Planning Process & Public Participation

Chapter 2 outlines the planning process, including a description of the public participation methods and feedback as well as a summary of Monticello’s assets and liabilities.

Chapter 3: Goals, Objectives, & Strategies

Chapter 3 includes a vision for the future of the City, as desired in 2034, and goals, objectives, strategies, key indicators and action steps for each element of the plan, including:

Housing	Agricultural & Natural Resources
Public Infrastructure & Utilities	Community Facilities & Services
Transportation & Mobility	Collaboration & Partnerships
Economic Prosperity	

Chapter 4: Land Use

Chapter 4 describes current land use characteristics, defines future land use categories and policies, and presents the future land use map.

Chapter5: Implementation & Action Plan

Chapter 5 describes the tools and procedures by which the plan will be implemented and provides a time line of action steps for the successful implementation of the plan.

Appendix A: Community Indicators

Appendix A is a compilation of data that describes the existing conditions, trends, and projections for the City of Monticello. This data informs the planning process and should be updated from time to time to track progress and change in the City.

Appendix B: Public Input

Appendix B is a compilation of complete results from the public input process.

Appendix C: Plan Area Maps

Appendix C is a complete index of all the maps created for the Comprehensive Plan in one easy and printable reference.



Planning Area

The study area for this Plan includes all lands in which the City has both a short- and long-term interest in planning and development activity. As shown in the map on the opposite page, the Planning Area includes all lands within the current municipal limits and within the city's potential mile-and-a-half extraterritorial jurisdiction within Illinois. The City is almost 2,500 acres (4 square miles). The entire Planning Area is approximately 21,000 acres (33 square miles).

Illinois Plat Act

In Illinois, municipalities have jurisdiction for 1.5 miles beyond their boundaries, for planning, zoning, and subdivision regulation, if the county and township do not have land use ordinances. A municipality may exercise zoning powers in its area of extraterritorial jurisdiction only if the county has not exercised its zoning powers and only if the area does not lie within the boundaries of another municipality. If a municipality adopts a comprehensive plan covering its area of extraterritorial jurisdiction, then no other municipality can adopt a plan covering that same area.

Conflicts between different and similar local governments can be addressed through intergovernmental agreements. Such agreements could establish a boundary that delineates extraterritorial planning jurisdiction and future annexations.

Regional Context

The City of Monticello is located in central Illinois and is the seat of Piatt County. The population is relatively small compared to surrounding metropolitan areas. However, Monticello not only functions as an independent city, but as a bedroom community for the Metropolitan Statistical Areas of Champaign and Decatur.

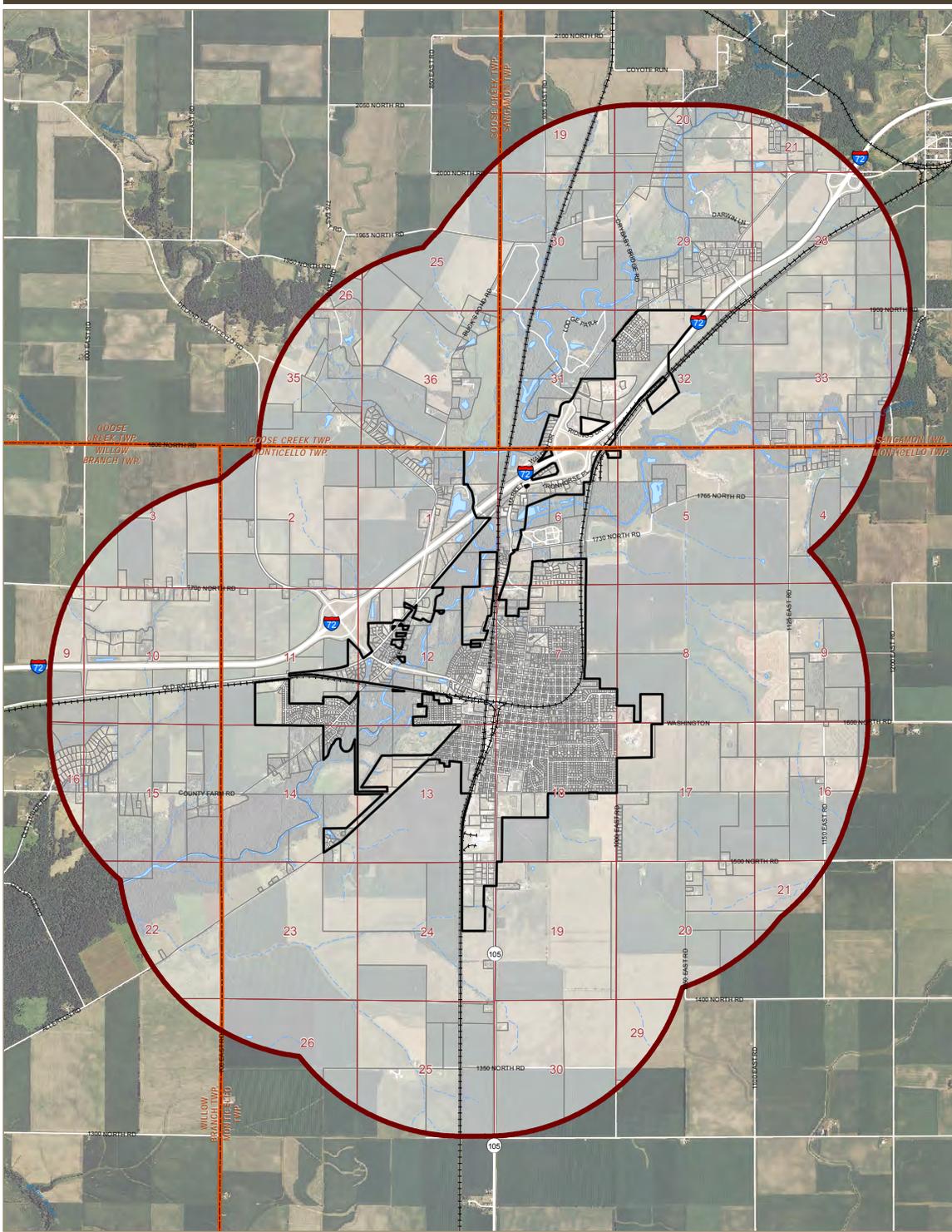
Industries in surrounding communities, such as the University of Illinois, Archer Daniels Midland, Tate & Lyle, and Research Park, employ many of Monticello's residents.

The map below shows the major and minor cities within a 150 mile radius of Monticello.

Major Regional Cities

Source: U.S. Census, 2010



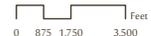


Base Map

CITY OF MONTICELLO
PIATT COUNTY, ILLINOIS

- Planning Area
- Township
- Railroad
- Monticello City Limits
- Section
- ~ River/Stream
- Tax Parcel
- ☾ Waterbody

DATA SOURCES:
POLITICAL TOWNSHIPS, SECTIONS, PARCELS,
MONTICELLO CITY LIMITS, AND ROADS PROVIDED BY PIATT COUNTY.
RIVERS/STREAMS AND WATERBODIES PROVIDED BY THE USGS
(NATIONAL HYDROGRAPHY DATASET).
RAILROADS PROVIDED BY THE US CENSUS (2013).
AERIAL IMAGERY PROVIDED BY THE USGS (NIP-2012).



History of Monticello

The City of Monticello has been in existence for over 175 years. Starting out as a single home on the prairie and turning into a modern, bustling small city.

Timeline

- | | | | |
|-------------|---|-------------|--|
| 1822 | George Haworth was first resident as a U.S. Liaison agent to local Native American tribes. | 1952 | Dial telephones were installed in Monticello. |
| 1829 | James A. Piatt purchased Haworth's home and more settlers arrived. | 1955 | All rail service on the inter-urban line was discontinued. |
| 1837 | Monticello was officially formed on July 1, 1837. | 1956 | The new Washington School building was constructed. |
| 1841 | Piatt County was formed and Monticello was named county seat. | 1971 | A new media center was built into the High School. |
| 1843 | The first Courthouse was built. | 2003 | A new Monticello Middle School building was constructed. |
| 1885 | Dr. William B. Caldwell started his practice in Monticello. | 2010 | The Monticello Family Aquatic Center opens, replacing an existing 40+ year facility. |
| 1893 | Dr. Caldwell founded the Pepsin Syrup Company. | 2011 | The Kirby Medical Center facility opens in a new location. |
| 1926 | Moore Gymnasium opened at Monticello High School and the Okaw Valley Conference began athletic competition. | | |
| 1941 | The first patient was admitted to John and Mary Kirby Hospital. | | |

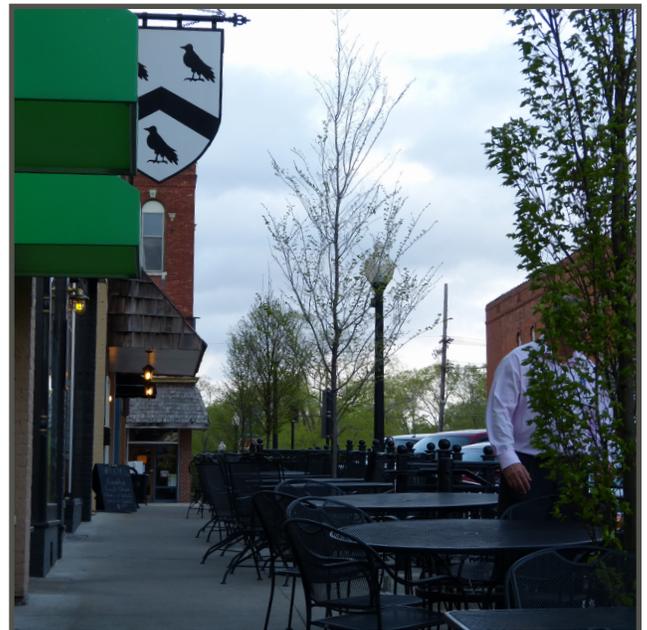
Key Community Indicators

The subsequent pages analyze the overarching population and demographic trends for Monticello. Examination of these trends provide a foundation for the planning process and implementation of the plan. The data was collected from the U.S. Census Bureau, the American Community Survey (ACS), and local sources. See **Appendix A** for a full report on Monticello's Community Indicators.

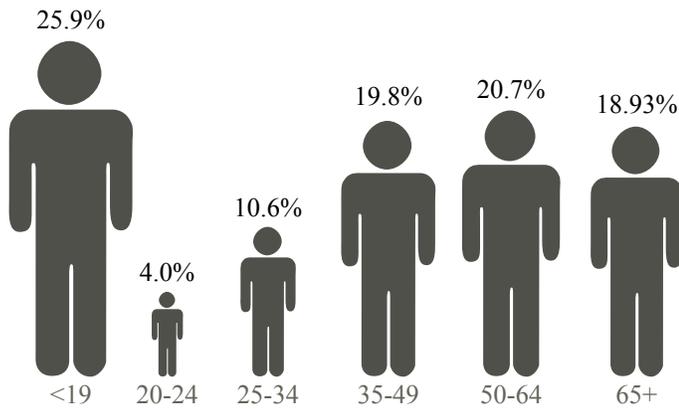
The population in Monticello has been steadily increasing since the 1980s with nearly a 20% gain in residents over 30 years. This trend is on par with the County and the State, although at a slightly higher rate.

A conservative population projection for the area shows a modest, but steady, increase of about 8% over the next 20 years reaching a population of about 6,000 residents by 2034.

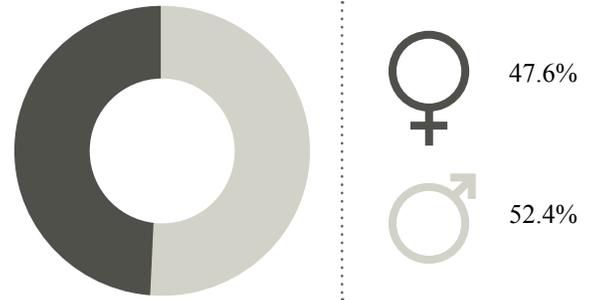
The number of people per household in Monticello has followed the regional and national trends over the last 30 years showing a small decline. Currently, there are 2.37 people per household in Monticello, 2.46 per household in Piatt County, and 2.59 in Illinois.



People



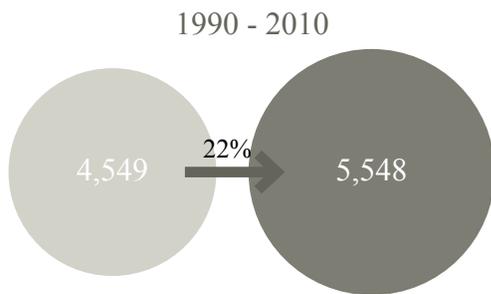
AGE



GENDER

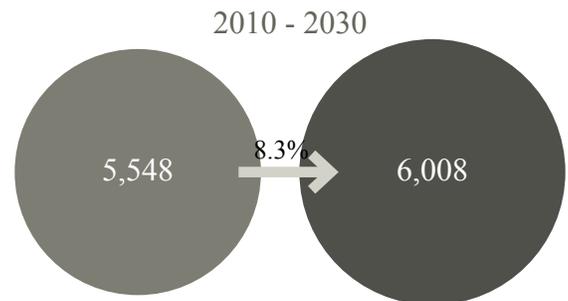
In 2010, the median age in Monticello was 42.7, comparable to the State's median age of 42.2. When compared by age groups, the City also mimics the State in all age categories.

The breakdown between female and male residents in the City is in line with Illinois' percentages (i.e. 49.0% male and 51.0% female).



20-YEAR POPULATION CHANGE

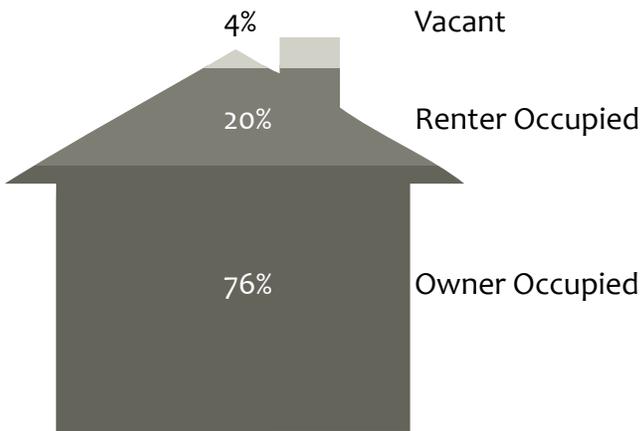
From 1990 to 2010, Monticello's population experienced expansive growth with more than a 20% increase--much higher than the County (7.08%) and the State (12.25%).



30-YEAR POPULATION PROJECTION

The 30-year projection for population is not as robust as the previous two decades, however, the City can expect a modest growth of around 8%. This is comparable to the County's projection (7.6%) an less than the State's projection (12.25%).

Housing

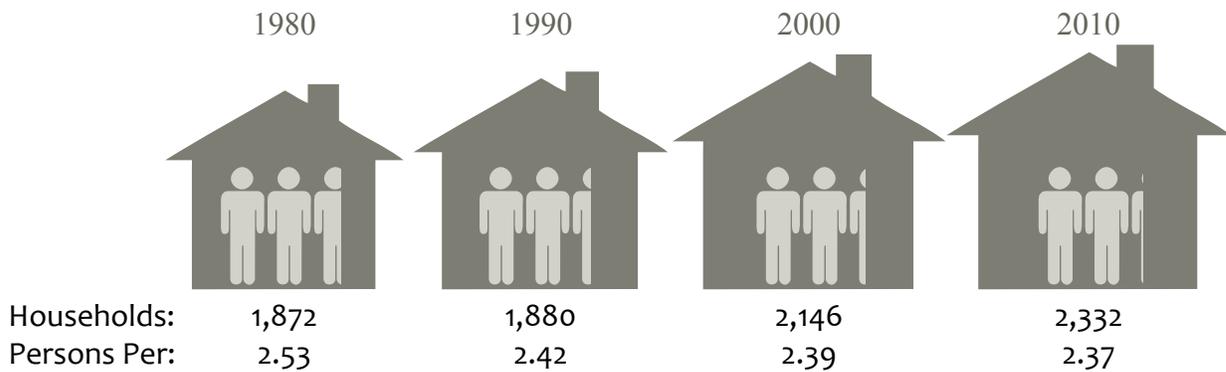


2010 OCCUPANCY

Nearly three-fourths (73%) of the City residents live in owner-occupied housing. This percentage saw a decline over the last decade from 76%, due in part to the increase in multi-family using units, a more mobile workforce, and the 2008 housing market crisis. The vacancy rate (4%) is under what is considered the healthy range of between 5% and 6%.

AVERAGE MEDIAN VALUE

The value of a home is also an indicator to the strength of the housing market and in turn, the vitality of the community. Monticello's housing market appears to be in good shape as the median value of a home in the City is \$151,200 is above the County's average value of \$120,800 but below the State's of \$190,800.



HOUSEHOLD COUNTS

Household trends for the City of Monticello show an 8.7% increase in households between 2000 and 2010, which was doubled that of the County (4.74%) and the State (5.34%) during that same time period.

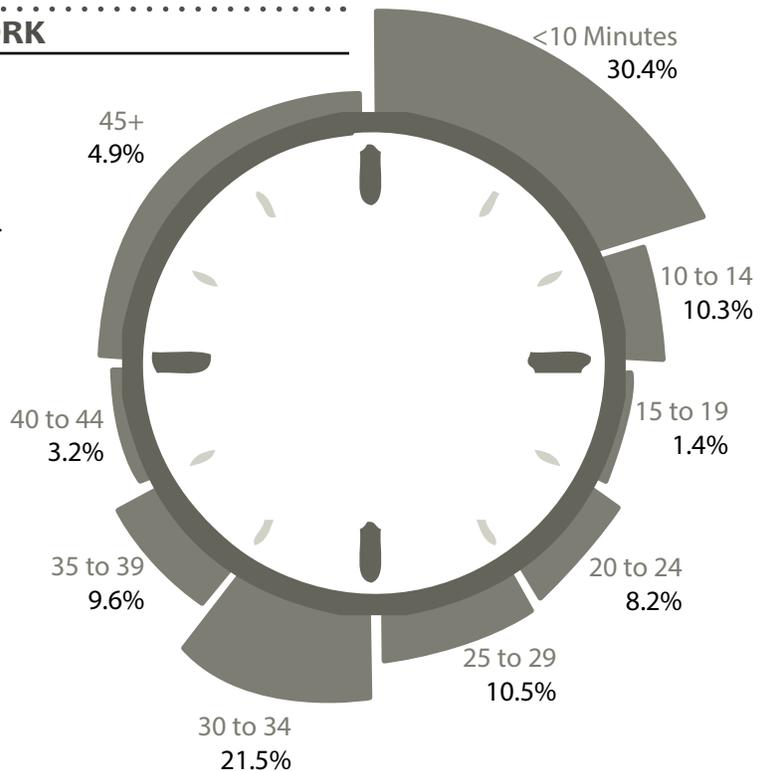
Nationally, the number of persons per household has been declining in recent decades which has been explained by fewer children per family, an increase in single parent households, and an increase in life expectancy. In 2010, Monticello was well below the National Average of 2.59 persons per household with only 2.37 persons per. Piatt County fell in between with 2.46 person per.

Transportation

COMMUTING TIME TO WORK

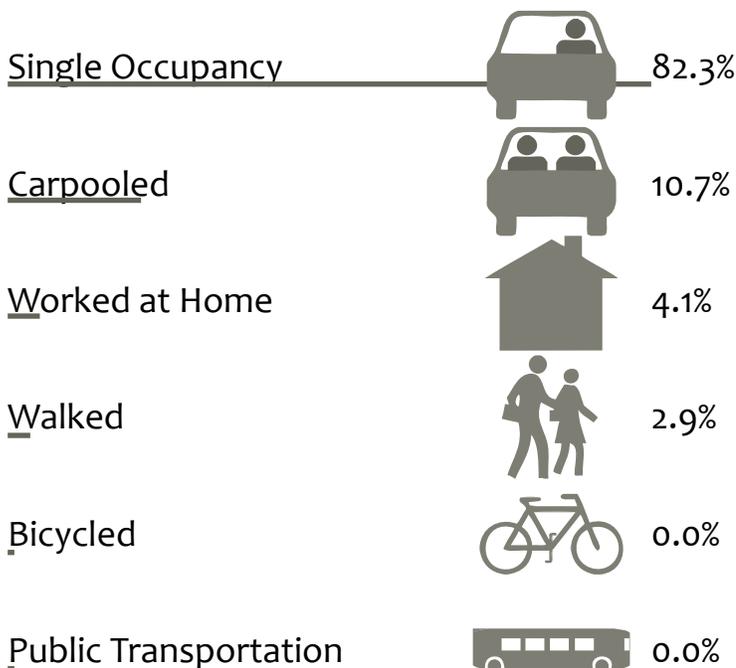
According to the 2008-2012 American Community Survey, 30.4% of Monticello's working residents (age 16 and over) have less than a 10 minutes commute to work while nearly 50% percent drive between 25 and 89 minutes to work. This commute indicates a large percentage of residents working well outside of Monticello--most likely Champaign County and Macon County where more employment options are located.

These commuters, on average, have a travel time to work of 15.7 minutes, which is slightly less than the County (20.4 minutes) and State as a whole (21.5 minutes). A large percentage of Monticello workers have a commute that is less than 25 minutes. These times suggest most residents work in the City or in nearby areas.

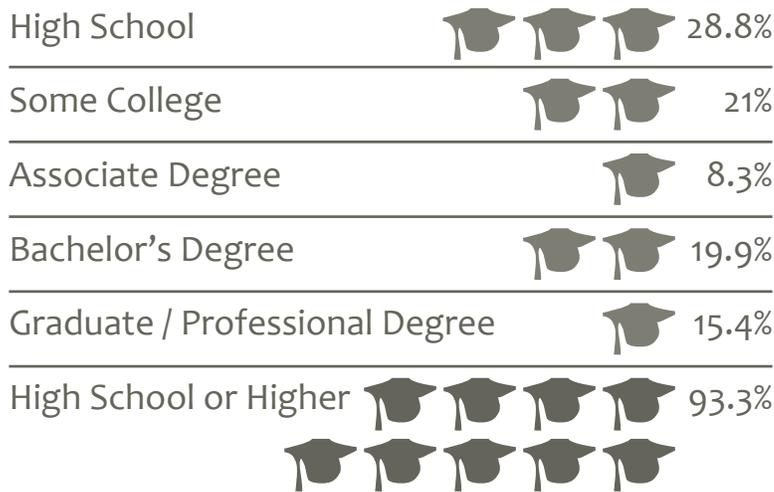


COMMUTING METHOD TO WORK

Commuting in Monticello is mostly done by car, with 82.3% of commuters traveling in a single occupant vehicle. This number is about the same for Piatt County (81.9%) and slightly lower for Illinois (73.5%). Only 10.7% of commuters in Monticello carpooled to work, 2.9% walked, and a 4.1% worked from home. There were no reports of residents bicycling or using public transportation as a method of transport to or from work.



§ Economic Prosperity



EDUCATIONAL ATTAINMENT

Education attainment can provide valuable insight into the existing labor force, including availability of skilled and professional workers and demand for training opportunities. The percentage of Monticello residents 25 years or older who have at least a high school diploma is a staggering 93.3%. The numbers show Monticello has a highly educated workforce.

INCOME INDICATORS

The typical correlation between education and income is reinforced here - incomes here are higher than the state averages. The median household income in Monticello is \$64,269 compared to Illinois' \$56,853. These higher averages are likely due to the relatively high educational attainment and the low percentage of individuals living below the poverty level. In the City, 3.2% of the population is below the poverty level compared to 13.7% in Illinois. (*The Census Bureau uses a set of income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level".*)

OCCUPATIONS

Overall, Monticello's labor force varies to that of Illinois. The unemployment rate has decreased since 2000 while the numbers for the State have doubled.

Approximately half (53.6%) of workers in Monticello earn a *private* wage and salary, while the percentage is higher for Illinois (73.2%). And over a quarter of the labor force (26.8%) on Monticello is employed by a government entity.

The major occupation group in Monticello is the "Management, Professional & Related" category. Coming in second is "Sales & Office", while "Production, Transportation and Materials Moving" and "Service occupations" (14.2%) tie for third.

Management, business, science, and arts occupations 39.9%

Sales and office occupations 23.2%

Production, transportation, and material moving occupations 15.5%

Service occupations 14.2%

Natural resources, construction, and maintenance occupations 7.2%

A number of existing plans were reviewed, and pertinent information from each helped to shape this plan.

1998 Master Plan

The 1998 Master Plan for Monticello was concerned with the development of Monticello through the year 2017. It covered Existing Land Use, Natural Features, Population and Housing, Utilities, Future Land Use, Transportation, and Parks. For each of these, Goals and Objectives were set and an Implementation Plan was created.

To following are a selection of goals from the Master Plan which may still be applicable to Monticello today:

- A development pattern that can be efficiently and effectively accommodated by public facilities/services.
- An enhanced downtown that is a main focal point for the community.
- Expanded employment opportunities within the community.
- Recreational opportunities that grow with the community.
- To be a pedestrian-friendly community.
- To be an aesthetically-pleasing community.

2005 Strategic Plan

The 2005 Strategic Plan sought to “guide development efforts in Monticello over the next five years beginning January 1, 2005”. The plan covered four broad issues areas: 1) Business Development, 2) Population Retention, 3) Parks and Recreation, and 4) Tourism.

The goal of Business Development was “to create, retain, attract, and expand businesses in the community while developing and sustaining a pro-business environment”.

The goal of Population Retention was “to provide excellent facilities and services to all residents, attract more people, and grow the community smartly”.

Parks and Recreation’s goal was “to provide recreational programs and activities to all age groups while maximizing the use and enhancing the beauty of current recreational facilities”.

The goal of Tourism was “to promote Monticello as a tourist destination”.

All of the goals were supported by several strategies and action steps. Additionally, leaders and completion dates were established.

2013 Outdoor Park and Recreation

The Outdoor Park and Recreation Master Plan developed guidelines for park and recreation development decision-making within Monticello. It also:

- provides short, intermediate and long-range direction for planning and development;
- inventories and analyzes the existing parks open space and its current use and role in the community;
- establishes priorities and recommendations for existing and future parkland acquisition and development; and
- develops a palette of recreational opportunities and ideas that will inspire the decision-makers when looking towards park redevelopment.

During the Comprehensive Planning Process, the City of Monticello was also undergoing three other planning processes:

2014 Bike & Trails Master Plan

The City of Monticello is working towards development of multiple extensions of the existing non-motorized (bicycle) network. The purpose of the Bicycle Master Plan is to develop a city-wide bicycle network plan in order to make a comprehensive inventory of all of the City's bicycle accommodations, existing and future, evaluate how well the City of Monticello is serving bicyclist needs and demands, and prioritize and schedule improvements on a system-wide basis. This master plan focuses on bicycle forms of travel, promotes the use of existing bicycle facilities, identifies potential expansions to the bicycle network and the partnerships required to achieve these, identifies challenges to the current and proposed extensions to the bicycle network, and proposes solutions for improvement and completion.

This master plan also will help guide capital investments and identify additional funding options. It will be a tool for coordinating city-wide and regional projects, policies and programs related to bicycle transportation. It will also provide a way for the City to evaluate and measure progress towards improving bicycle amenities.

2014 Strategic Plan

The strategic planning process assisted the City in creating a vision, developing a mission statements and defining its long and short term goals. Next, the goals were organized and prioritized through which action steps were created. The intention of this process is to make implementation of the vision and goals easier and more effective for the City.

This short, but effective process resulted in the following Strategic Plan. Key elements of this plan are Parks and Recreation, Transportation, Land Use and Housing, Public Infrastructure and Utilities, Economic Development, Downtown, and

Quality of Life. Once the goals were established, an implementation plan was outlined which included responsible parties, action items, time-frames, and potential funding sources—all of which were prioritized.

2014 Downtown Enhancement Plan

The Monticello Downtown Enhancement Plan is intended to address current issues and improve and protect the appearance, value, and function of properties in the downtown area, especially including those commercial and civic uses. This comprehensive approach to revitalization planning considers the physical, economic, social and political dimensions of a downtown. In all the plan strives to identify issues and opportunities of the downtown, to frame the community character, analyze existing conditions, and give action and implementation steps to address any negative conditions.

This planning document is intended to be a “living guide” for the future overall development of Historic Courthouse Square and surrounding downtown area. It serves to meet the following objectives:

Objective 1: Identify and analyze existing conditions around the square and surrounding Downtown area.

Objective 2: Identify and analyze the issues and opportunities specific to downtown Monticello.

Objective 3: Identify policies and programs which will work to enhance the characteristics and qualities that make downtown Monticello unique and that are important to the downtown's heritage and quality of life.

Objective 4: Develop a concept for downtown Monticello which outlines a guide for enhancements which are in line with the Comprehensive Plan.

Objective 5: Create an implementation plan which addresses the policies and programs in a way that allows downtown Monticello to achieve the goals of the plan.



Monticello

1

2 **Planning Process & Public Participation**

3

This Chapter provides an overview of the public participation process. Summaries of public input for the citizen survey, steering committee meetings, and stakeholder interviews are provided.

4

5

Appendix A

Appendix B

Appendix C

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Planning Process

In the fall of 2013, the City of Monticello engaged MSA Professional Services, Inc. to assist in the updating of its Comprehensive Plan, the previous of which had been completed in 1998, followed by a Strategic Plan in 2005.

As is key to any successful plan, the public was engaged and incorporated throughout the planning process (See **Appendix B for the complete Public Participation Plan**). Key components of the planning process included:

1. Public Survey - using the online survey tool, Survey Monkey, a survey was made available for 6 six weeks. During this time over 300 participants gave feedback on a variety of topics covering the entire City and how it functions for the residents.
2. Project Website - MSA created and maintained a project website(<http://monticellocomprehensiveplan.wordpress.com>) to post draft material, notice meeting dates, host open dialogue, and gather feedback from interested individuals through direct email subscription.
3. Public Meetings - the project included 8 project meetings, four of which were working sessions with the Steering Committee, which was tasked by the Council to work with MSA to develop the updated Comprehensive Plan.

The Comprehensive Plan Steering Committee consisted of members representing a wide range of public and private interests and acted as the primary sounding board for the planning process. The Committee met bimonthly from February 2014 to August 2014. All meetings were open to the public.

Incorporating Input into the Plan

The goals, objectives and strategies of a comprehensive plan support the community's vision for the future of Monticello and address barriers and opportunities to realizing this vision. Elements of the plan have been crafted from individual participant's ideas, common themes identified in stakeholder interviews, discussions and debates among Committee members, anonymous concerns identified in surveys, and the past experiences of the community as a whole.

This input allows us to construct underlying themes as a frame for the plan, and provides information on what specific issues and ideas are most important to Monticello's citizens. This foundation ensures that the plan is not just a hollow document, but a guide for future decisions in Monticello that are in line with the community's ideals. From this foundation, a better Monticello can and will be built.

Project Schedule

This Plan was discussed and developed through a series of working session meetings and interviews between January 2014 and October 2014 (see side bar for the project milestones). All meetings were public meetings and noticed as such.

Project Schedule

January 2014 - Kickoff Process with City Staff and MSA

February 2014 - Kickoff Meeting with Steering Committee, Stakeholder Interviews, Survey Development

April 2014 - Meeting #2, Community Indicators Report, Public Survey

May 2014 - Strategic Plan Workshop with City Council

June 2014 - Meeting #3, Survey Response Review, Land Use Map

August 2014 - Meeting #4, Goals, Objectives, Strategies and Action Steps

September 2014 - Draft Plan open for public comment

September 2014 - Meeting #5, Review of Draft Comprehensive Plan

September 2014 - Community Open House to review and comment on proposed documents.

October 2014 - Plan Adoption by City Council

Methods

All through April and the first week of May 2014, the City of Monticello released a community survey. The Survey was designed to gather Citizen opinions on a range of topics relevant to preparing a plan to guide growth and change in Monticello over the next 20 years. The survey covered imagining change, quality of life, city facilities and services, as well as gaged visual preferences for future (re)development.

The survey was available in two forms: 1) digitally via the City's and Project's websites and 2) by paper copies made available at the Municipal Building. Availability of the survey was announced through newspaper articles, press releases, e-mail, websites, and other social media outlets.

This section provides a profile of respondents, and main themes from survey responses. Complete survey data is on file with the City of Monticello.

Monticello Now

Q1 If you had one million (\$1,000,000) dollars to spend on improvements/changes/additions to the City, how would you spend it?

208 individual responses were given. Below are a selection of comments which appeared frequently.

- Nuisance abatements/ code enforcement
- Street and Sidewalk Repairs
- Recycling Program
- Wastewater Treatment Plant
- Indoor Pool and Recreation Facility
- Dog Park
- Movie Theatre, Entertainment, Retail
- Beautification
- High Speed Internet (Fiber-optic)
- Downtown Revitalization/Inspection
- Infrastructure
- Bike Paths
- Facilities for youth and senior citizens
- Outdoor recreation fields (baseball, basketball, soccer, tennis, etc.)
- Library
- Business Incubator
- Savings account for City
- Schools (both renovate and new)
- Improve Pepsin site
- Branding and Marketing Monticello as destination
- Infrastructure (sanitary sewer, water, etc.)
- Improve entryways into Monticello
- Job attraction and retention
- Community Center
- Tourism development

Q2 What is Monticello's biggest asset?

291 individual responses were given. Below are a selection of comments which appeared frequently.

- Monticello's residents
- Friendliness
- The Courthouse Square/Downtown
- The school district
- Small size
- Location (to Decatur, Champaign-Urbana and Bloomington)
- Allerton Park
- Recreational assets and opportunities
- High quality of life
- Safe
- Low taxes
- Quaint
- Historic
- Local government
- City services
- Medical facilities
- Community Pride
- Train Museum



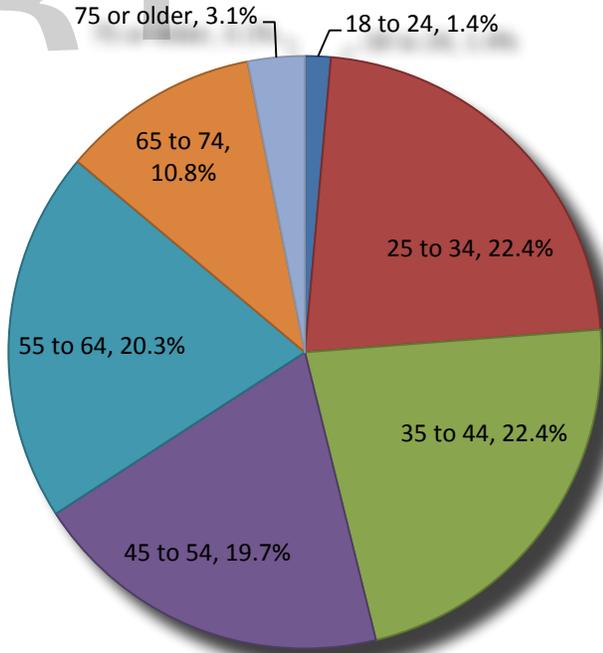
What is your biggest concern for the future of Monticello?

279 individual responses were given. Below are a selection of comments which appeared frequently.

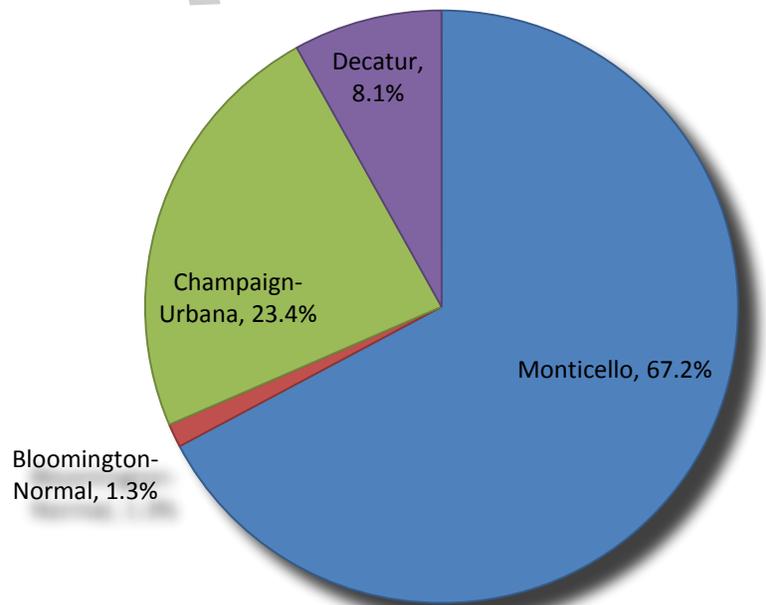
- Jobs and economic growth
- Aging infrastructure
- Loss of uniqueness
- Aging population
- Small business retention/attraction
- Vocal minority
- Monticello growing too large
- School funding
- Education and condition of schools
- Disjointed development
- Lack of code enforcement
- Loss of youth after high school
- Over spending of City funds
- Becoming a bedroom community
- Maintaining the quality of life
- Deterioration of natural amenities (e.g. Sangamon River)
- New resident attraction
- Affordable housing for smaller/younger families and individuals

Profile of Respondents

Q4
Age of Respondents:



Q5
Geographic Location of Employment

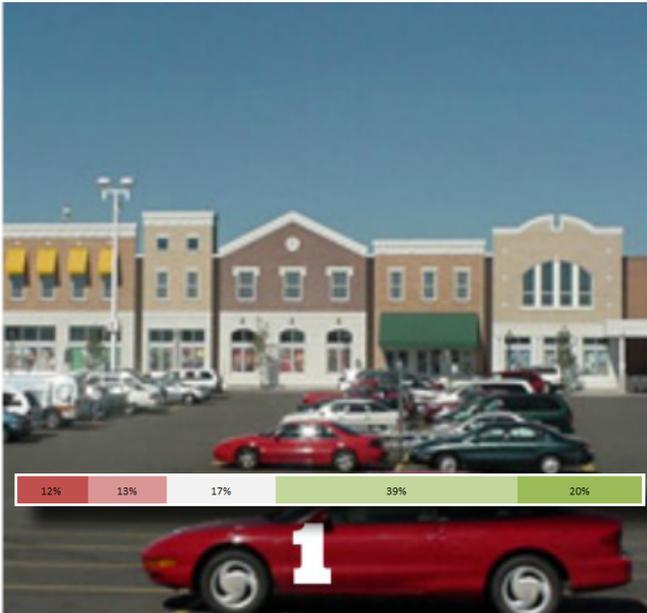


Visual Preferences

Q6

How appropriate would each commercial development be if built in Monticello?

Very Inappropriate Inappropriate Neutral Appropriate Highly Appropriate



Select comments:

- Mixed use is a good fit
- We have empty buildings, work on those first
- Keep quaint feel of town
- Keep development unique and for a small town
- Reflect historic character of town
- Draw small, local businesses

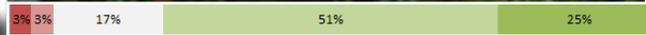
Q7

How appropriate would each type of signage be for commercial developments within Monticello?

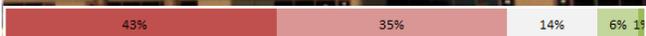
■ Very Inappropriate
 ■ Inappropriate
 ■ Neutral
 ■ Appropriate
 ■ Highly Appropriate



1



2



3

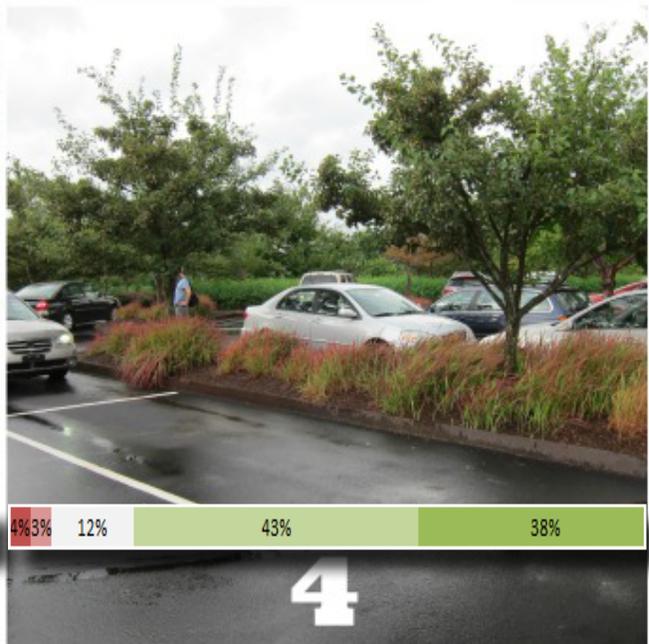


4



How appropriate would each parking lot be if built to support commercial development within Monticello?

■ Very Inappropriate ■ Inappropriate ■ Neutral ■ Appropriate ■ Highly Appropriate

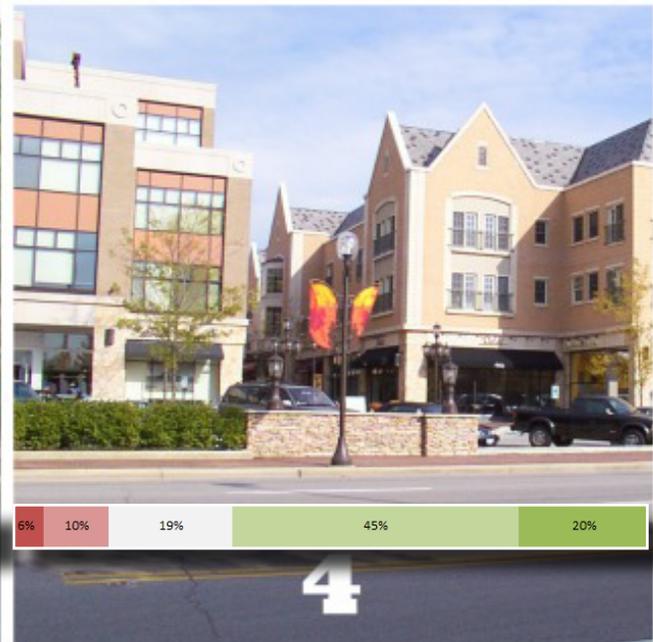
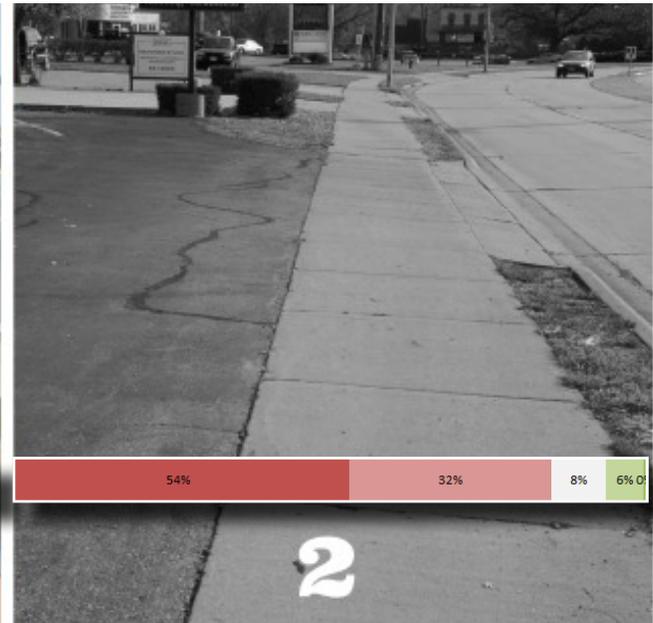
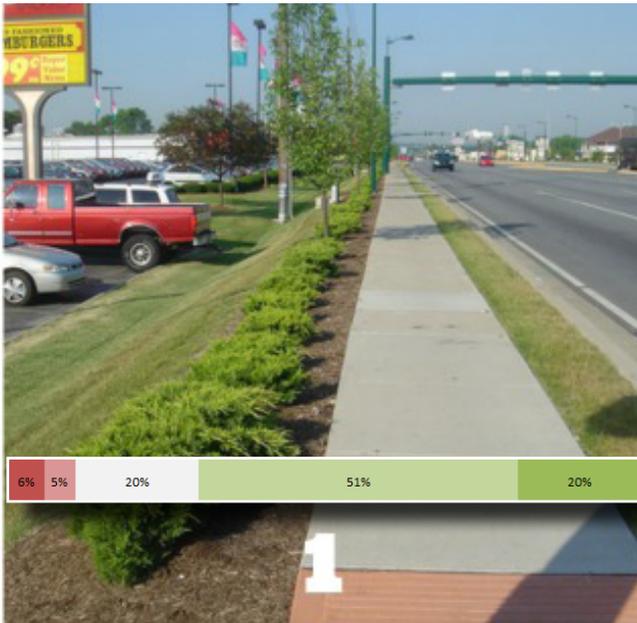


Select comments:

- Incorporate green space
- Be cognizant of snow plows
- Keep parking areas small
- Include green areas for storm water collection
- Keep parking lots well lit and low maintenance
- Enforce maintenance of parking lots

When considering areas between parking lots and the public right of way (sidewalks and streets), how appropriate would each of the parking lots edges be in Monticello?

Very Inappropriate Inappropriate Neutral Appropriate Highly Appropriate

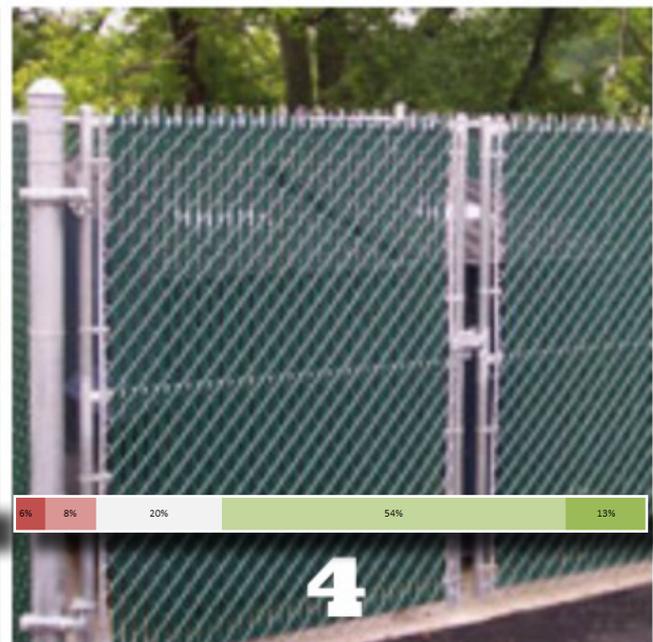
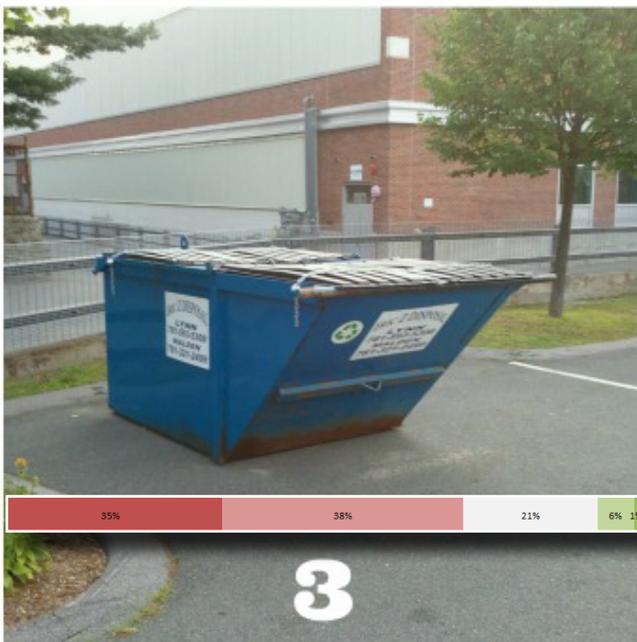
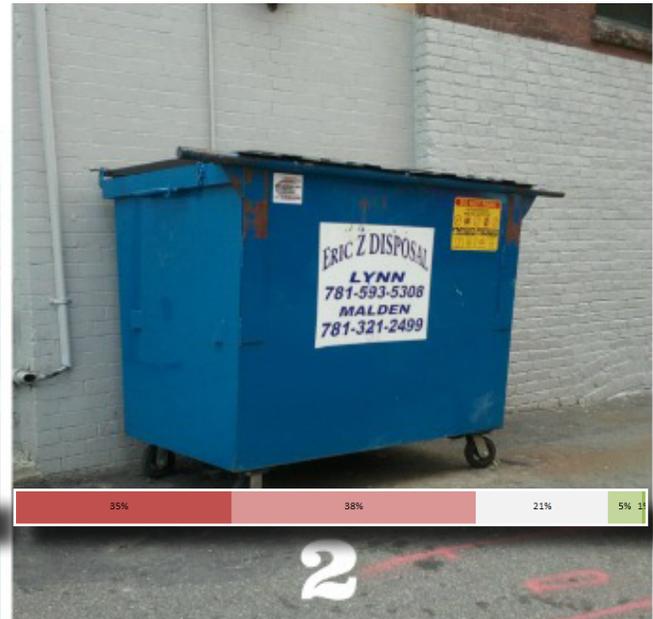


Select comments:

- Barriers between pedestrians and moving/parked cars is good
- Handicap accessibility is important
- Needs to be low maintenance
- Utilize stormwater mitigation tactics
- Beautification is important

How appropriate would each service area design be when considering trash receptacles for commercial development in Monticello?

Very Inappropriate Inappropriate Neutral Appropriate Highly Appropriate



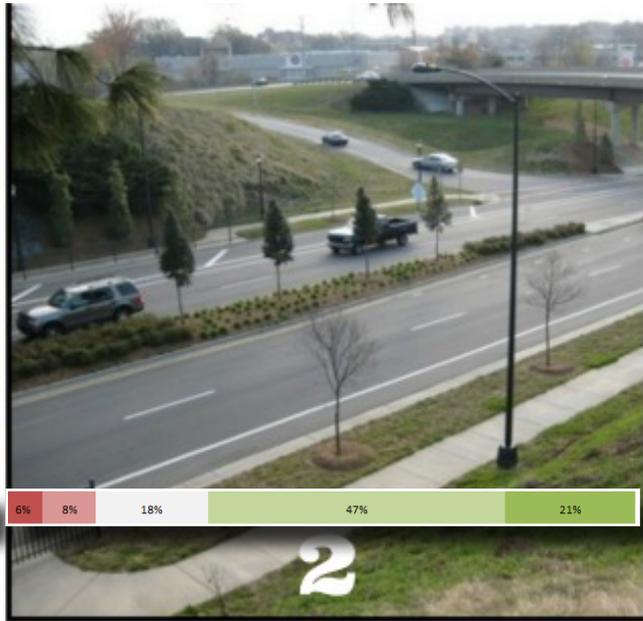
Select comments:

- Doesn't have to be fancy, just blend in
- Dumpsters look dumpy
- These details are important
- Depends on the location
- Looks cost prohibitive

Q11

When considering the design of the streets through Monticello, how appropriate are each of the photos?

■ Very Inappropriate
 ■ Inappropriate
 ■ Neutral
 ■ Appropriate
 ■ Highly Appropriate

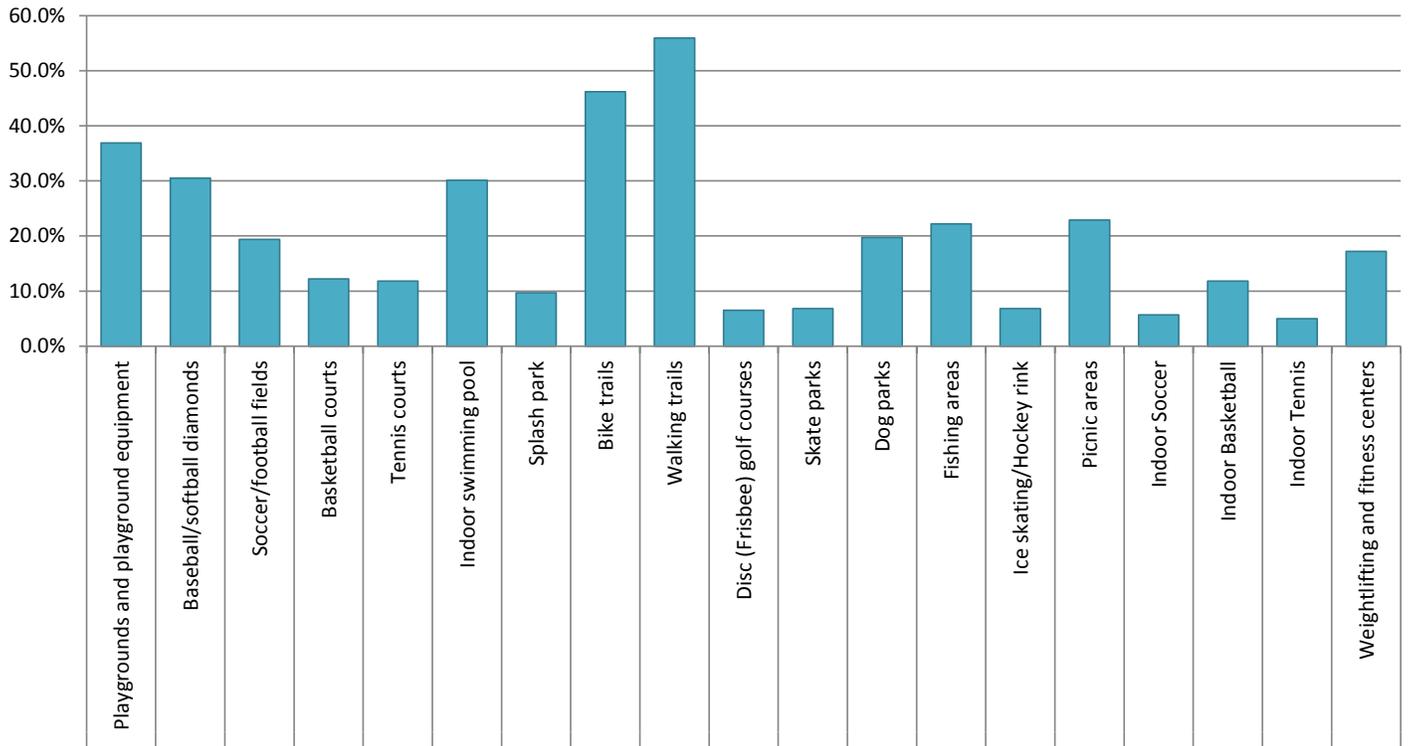


Select comments:

- We are not that big and don't want to be
- Big fan of bike lanes and turn lanes and sidewalks
- Limit the obstacles
- Bike lanes and green space, infiltration areas should all be considered with new development
- Keep the small town feel--need safe bike routes

Monticello's Amenities

Please indicate UP TO FOUR types of recreation amenities that you would like to see expanded or improved in Monticello, either by the City or by the private sector.

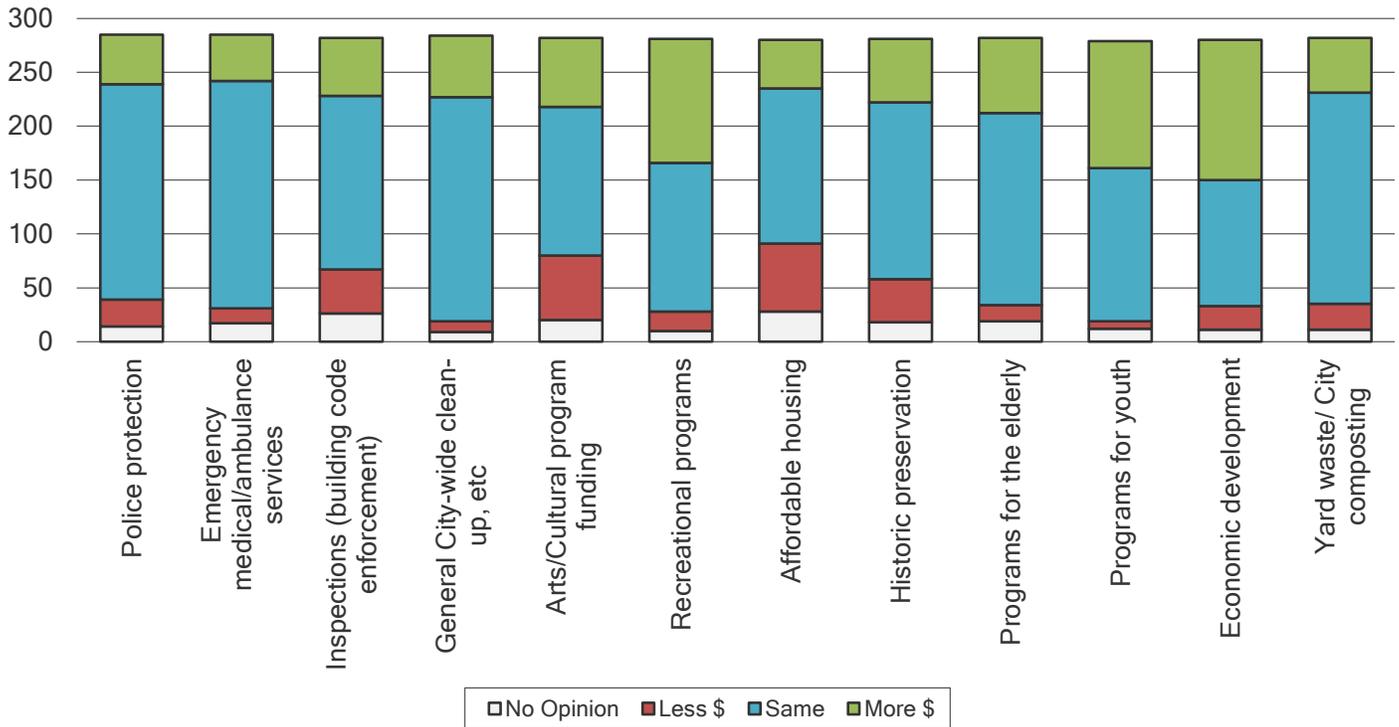


Select comments:

- Just because you may not use them doesn't mean we don't need them.
- Indoor walking areas
- Cinemas
- Outdoor recreation facility must be a priority
- Indoor pool
- Multi-purpose field
- Senior fitness available 24/7
- Golf
- Camping
- Sportsman Club
- YMCA
- Performing arts center
- Youth innovation (lego, robotics, engineering, physics, etc.)
- Community Gardens



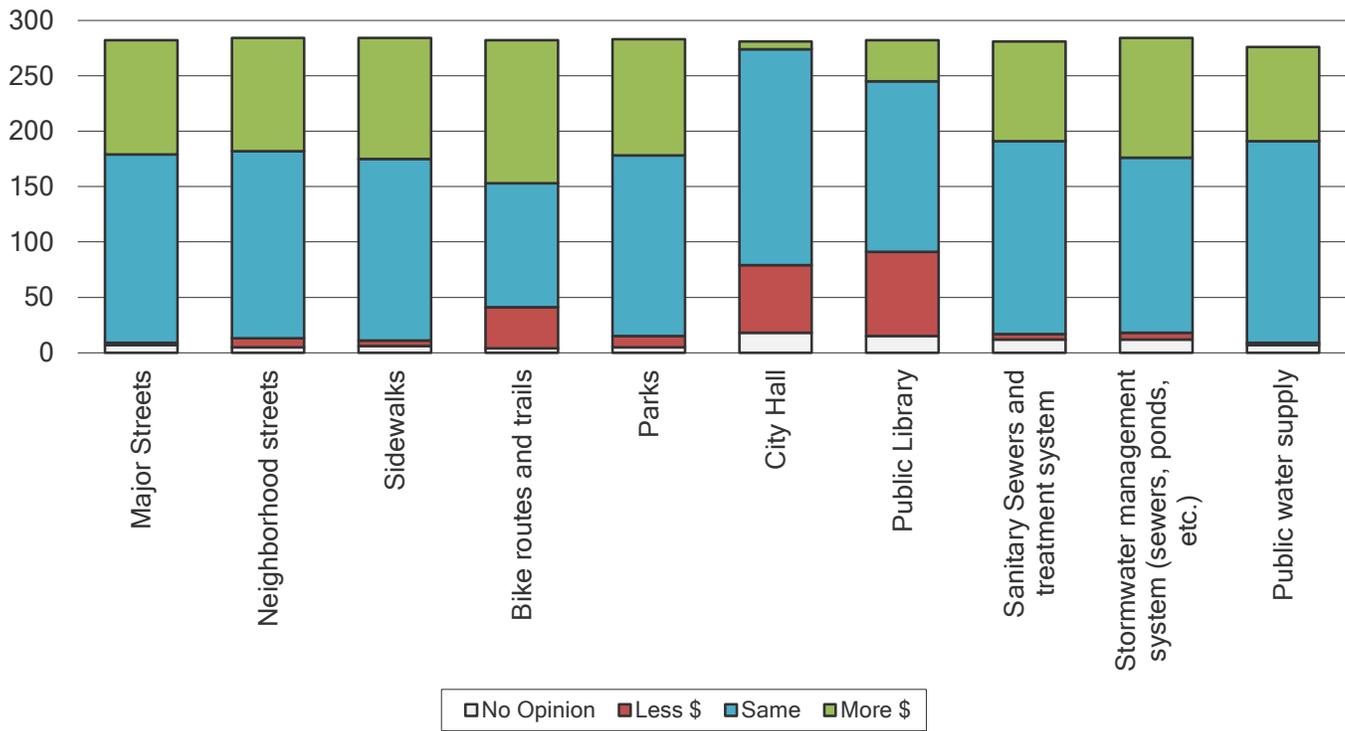
The City supports many public services with a limited budget. How would you like the City to prioritize spending on these services? Please indicate your spending preferences based on your satisfaction with these public services.



Select comments:

- More money for marketing the community. Our folks do a great job on a shoestring but if we want to attract anything, we need to invest in it
- Monticello residents can not participate fully if the cost keeps going up.
- Recycling
- Spend it on infrastructure instead
- HELP THE RIVER!!!!!!!!!!
- Risk assessment for residential growth without infrastructure funding
- I'd love to see the city partner with multiple arts organizations
- Following up on nuisance violations (kind of falls under building codes)
- Return the recycling program & fix the garbage pick-up situation so that recycling center is not abused.

The City maintains a wide array of public facilities and infrastructure with a limited budget. How would you like the City to prioritize maintenance and construction investments? Please indicate your investment preferences based on your satisfaction with these facilities.



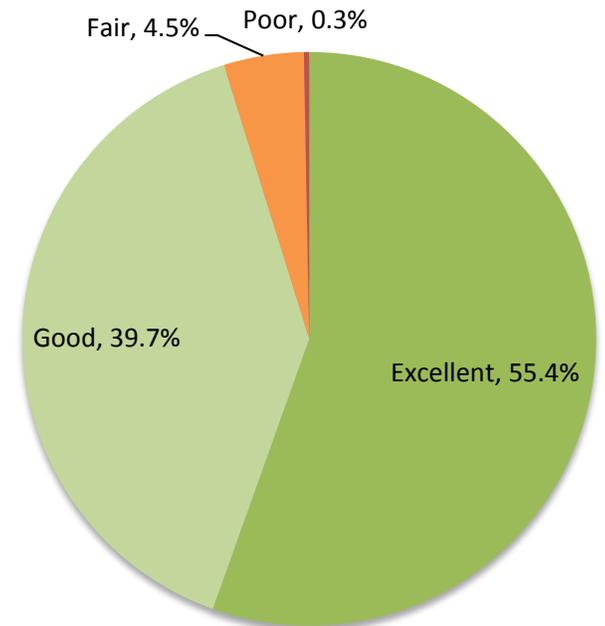
Select comments:

- Our City is beautiful. Our city hall is nice on the interior, but looks like it got a beating in the last hailstorm. Would be neat if it could get renovated to look like the old lumber building it was.
- Older sections of town need sidewalks
- Stormwater/Flooding needs to be addressed more.
- Stop street sweeping oil & chip roads, it is wasteful tax dollars to redo the road and to run the street sweeper, there is no benefit in areas that do not have storm sewers
- Interstate overpasses need repair
- IN THIS DIGITAL AGE WON'T LIBRARIES ENTER OUR HOMES VIA PCS AND REQUIRE LESS PHYSICAL SPACE ?
- Any new infrastructure (espec schools) should be as energy efficient
- Should focus on keeping the services centrally
- Our infrastructure needs lots of attention
- THMs, Radium, Arsenic getting high perhaps consider using RO system and Miox chem
- Good and ample water and a state of the art solid sanitary system are key to future economic growth

Overall, how would you rate the quality of life here in Monticello?

Select comments:

- I moved here and I hate to say it, but the people complaining are so spoiled and don't know how good they have it here
- One small thing - Population signs on major highways. Why no signs?
- More than Good, Very good, if that were an option
- Never allow another subdivision to be built without sidewalks on both sides (like Ridgepoint was)
- Not everyone is a 'hater.'
- Needs more job opportunities with that will come more tax revenue doesn't seem to be enough of a push to bring in a factory or large company of some sort.
- My husband and I have both worked in the same place for almost a year (C-U) but haven't moved there because we love our house, neighbors, town, and atmosphere, (and landlord!)
- This is a fantastic place to live!
- YOU NEED JOBS (REAL JOBS) TO BE EXCELLENT
- City Manager and his staff keep up the good work.
- The current Mayor, City Council and Floyd Alsop do an excellent job of trying to keep on top of things!!!
- We have been here 10 years now & love it!
- The city council and city management needs to wake-up and live within our means.
- It was excellent but the quality has been falling for the past 7 years
- I have lived here 55+ years and it has definitely gone down hill.
- We are very fortunate to live here. Thank you.
- I want to live in small town Monticello-not suburbia, not Champaign
- Safety may be more of a concern soon
- Couldn't imagine living anywhere else



- Raise taxes to improve infrastructure
- We need to begin thinking about a new nursing home.
- Safe; good schools; can manage buying locally for the most part without having to go to Decatur or Champaign. Love the low taxes
- I feel new businesses are given too much leeway and in some instances have created eyesores and environments that go against our hope of creating "unique monticello"
- I moved here from Los Angeles for a better life for my children. Monticello can be an ideal community with a few changes. I know revenues need to be raised for improvements and I think you could start with a simple fix; parking meters on the square. It's simple and people are used to it. Do a study to see what would be raised and offer it to the public with ideas for the revenue use.
- We appreciate Monticello as a great place to raise children.
- There needs to be more cooperation between the community and its leaders.
- We have so many assets to protect and enhance.

Interview Process

Along with the public input process and the Steering Committee, MSA worked with the City to come up with a list of Stakeholders to interview. These stakeholders were key property and/or business owners, residents, and community leaders who were not already represented on the Steering Committee.

The objective of the interviews was to gain a better understanding of the plans and preferences of property owners, and a better understanding of the issues, opportunities, barriers, investment gaps and trends affecting Monticello.

Fifteen people were interviewed and gave detailed insight around the community areas of education, downtown, business development, residing, healthcare, agriculture, tourism, and recreation.

The following is a summary of their responses.

What are some of the major projects/ accomplishments which have occurred in the last five (5) years?

- The School District has made Annual Yearly Progress the last 4 out of 5 years.
- The schools maintain an average class size of 21.
- Downtown is conducive to parking/walking/ access to restaurants and businesses.
- Variety of businesses in the Downtown
- Shop Monticello Campaign
- Tourism Promotion
- Keeping businesses better informed
- Strong educational reputation at all levels -- good college prep/career development
- Strong technology applications
- New/expanded medical facilities: Maple Point, Senior Center, & Kirby Hospital
- Many accomplishments in building, restoration and expansion with the Railway Museum following the master plan

What are your goals for the next five (5) to ten (10) years?

- Build/Renovate High School and potential consolidate from 3 grade school to 1.
- Develop Pepsin sight and further develop around Filippus. Redevelop old gas station lot and correct blind spot at the corner by Viobin.
- Expanding business
- Nursing home is looking at renovations
- Adding outpatient therapy
- Kirby is looking to expand surgery and rehab options
- Build children's area, shelter and memorial park at Railway Museum

What do you see as the strengths of the community and how are they being capitalized upon?

- Community Pride
- Flowers all over the City
- A welcoming community
- The pool
- Monticello Recreation Leagues and City Parks and Rec Staff
- Lots of unique things
- Millionaires Row
- Vibrant downtown
- State Street
- Kirby Hospital
- Schools
- Trails and Recreational Opportunities
- Allerton Park
- The Pool
- Business Community, 220 strong
- Volunteer base
- Education foundation
- Good, low tax rates
- Vibrant Community
- The Square
- Healthcare System
- Walkability
- Location to U of I
- Community size
- Safety



- Vibrant downtown
- Progressive City; always looking to the future
- PiatTran
- Bike Trails
- 2 Interstate Access Points
- Train museum and related tourism
- Great partnerships with the Chamber and Main Street
- Faith in Action and other organizations
- Comfortable small town with great amenities
- Viable older housing stock
- Monticello Theatre Association
- Small town charm with larger town amenities
- You know your neighbors
- Affordable utilities
- Public Works Department
- Restaurants
- Beautiful, friendly, clean, safe and friendly
- Eli Field

What are Monticello's weaknesses?

- Businesses do not stick around long
- Not many, but need a tighter partnership between Allerton and Monticello. Wayfinding signage may be the answer.
- Continuing to keep strong volunteer base
- Need to shop local more often
- Lack of housing variety (both in type and cost)
- Gap between professional level jobs and minimum wage jobs
- Youth recreational facilities and accessibility to those. Need updates and maintenance of existing facilities as well as expansion
- Community building is outdated - need a community center for events (weddings, graduations, parties, etc.)
- Concerned about anchors locating away from the downtown (library, church, etc.)
- Recreation needs expanded
- Dilapidated buildings and businesses. Need to manage older structures and save them
- Need rental and multi-family housing
- Need low-mid to mid-income housing

- Lack of employment opportunities / variety of job options
- Naysayers
- Road widths for truck routes
- Topography in regards to water / flooding issues
- Reuse of old library building
- Downtown should be a local historic district and use that as leverage for reinvestment and a marketing tool
- Need a common understanding about what Economic Development means for Monticello
- Gradeschools are not located in close proximity
- Life safety issues with a few downtown buildings
- Airport strip is not paved
- Maintaining volunteer base
- Tend to be short-sighted with economic development
- Clean up around ShopKo
- Do not have basketball for youth below 4th grade
- Local prices are not necessarily competitive
- A little thin on number of restaurants
- Need more adequate facilities for youth sports (soccer fields, basketball courts, and a track.
- Need to keep travel sports teams local
- Childcare is expensive and limited
- Parking downtown
- No wayfinding signage off of I-72

What type of development is needed or missing from the community?

- An area for older kids to congregate, such as a skate park
- Youth focused development now that we have accomplished senior citizen activities
- New commercial development near Christ Lutheran Church
- Expansion of ball diamonds in the Apple Tree area
- Develop around Kirby Hospital
- Continue technological upgrades (fiber optic)
- Balancing heavy truck traffic with community life
- Recreation Center (e.g. YMCA)

- Complete Streets
- Connecting trails and adding bike racks
- Professional jobs
- Need a drug store by Kirby Hospital
- Distribution warehousing
- Would like to see more companies/businesses based in Monticello, ideally near I-72
- More housing development
- Usable space may hinder development expansion
- Indoor swimming for health and recreation
- Small movie theatre
- Art Center (for artisans, musicians, and performers)
- Work with Viobin as Gateway in to the Community
- Perhaps attract suppliers for Viobin or other industries?
- Business Park
- Professional Office Space
- New entrepreneurial business space
- Develop business without growing community
- Sidewalks are needed on Robert Webb
- Affordable daycare
- Develop more commercial around I-72
- Develop green space and streetscaping along Iron Horse Place for better visual enhancement of businesses
- Development for retirees

Are there any particular areas that need revitalization?

- Nick's Park needs to be updated
- Market Street took a beating this winter and need to be resurfaced
- Pepsin lot needs to be developed
- General Cable will need to be addressed at some point in the near future
- Bridge Street exit into town need some beautification
- Road into Willow Tree Mission
- Stormwater / flooding issues along Buchanan Street near high school
- Vocal minority has too much influence

- Need to be more proactive in making positive influences
- Entrance into City from the west on Center Street - needs beautification
- Better use 2 rail spurs by General Electric
- Maintenance of back roads
- Aging infrastructure
- River development and improvement of flood plain drainage throughout community

What are the limitations to achieving your vision for the community?

- Time and money
- Ensure future development is contiguous and remains walkable and accessible to entire community
- Finish ballfields to host statewide events
- Monticello needs a more cohesive approach to development
- Doing more with less
- Community will not support tax increase
- Cooperation of organizations
- Overcoming the negative image of Illinois business environment
- Competing with surrounding communities and states

What brings Monticello together/puts it ahead?

- Great hospital
- Location on I-72
- Vital Downtown
- Great Education Reputation
- Allerton Park
- Cooperation between City and businesses
- So many choices--you don't have to leave town to get anything done if you don't want to.

What does or can your organization/business do to help further the development of the City?

- Be aware of upcoming events and committees and serve as needed

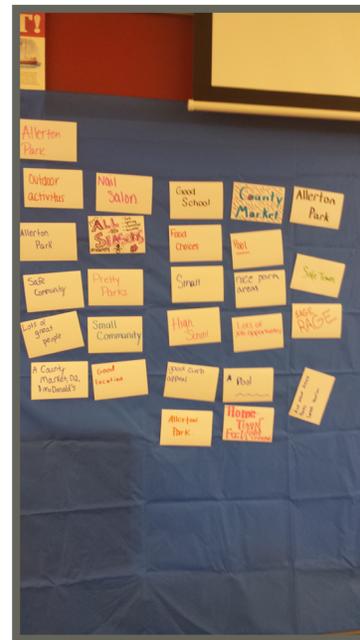
- Continue to help businesses survive by being a positive voice in support of the community
- Find a way to make the pie bigger--find funding for community projects
- Continue to offer and expand quality events (e.g. Polar Express, Railroad Days, etc.)
- Spend as much money within the community as possible

Student Engagement

As part of the annual Career Day at Monticello High School, MSA Staff was asked to present on the job of an Urban Planner. But instead of giving a presentation, the Staff solicited the opinions of the students to use as part of the public participation process.

The students were excited and willing to engage in thoughtful discussion about the current state of their city as well as where they would like to see it in the future.

As part of the exercise, Staff asked the students to write on note cards what they don't like about Monticello and then what they do like about the City or things that they believe would make the City better. Their thoughts and suggestions can be seen in the chart on the opposite page.





Things that make Monticello Great	Things that would make Monticello Better
A County Market, DQ, & McDonald's	Better Tennis/Volleyball Courts
Small Community	Tiny
All Seasons #variety -fall-spring-summer-winter	Biking
Good Location	Sushi
Lots of Great People	Mini-Mall
Safe community	Smoothie King
Allerton Park	Book Store
Good Curb Appeal	Indoor Rec Center
High School	Recreation Building
Allerton Park	Walmart/Target/Mall #saveongas
Pretty parks	Movie Theatre
Small Community	Farm-to-Table Restaurant
Pool	Noodles & Co
County Market	Preforming and Alternate Arts Building or Studio (acting, art, dance, music, sculpting)
A Pool	Dog Park
"Home Town" feel & easy location	Nicer schools
Lots of opportunities	At least one "fancy" restaurant
Nice Park Areas	More things (shops, food, etc..) on the Square
Sage RAGE	Buffets #hannahungry or sushi
Safe Town	Diversity
Allerton Park	A teen hangout facility
Outdoor Activities	Coffee Shop
Allerton Park	Panera & Starbucks
Food choices	Paved Bike Path
Good School	Skate Park
Good School District	More Art related classes for school
Parks	More places to perform music
Small Tourism	Recreational Activities
	Rec Center with: Ice rink, music hall, indoor fields, training pool, gym, bowling alley, etc.
	Five Guys
	Dog Park
	Target
	Chipotle
	Music Shop
	Need a Walmart
	Better Internet
	Better Ball Parks
	Better shopping variety
	Movie Theatre
	School needs more advanced classes
	New school with air conditioning
	small
	Improved library w/ lots of resources!
	rebuild the roads
	More restaurant choices
	Jimmy Johns
	Taco Bell
	Better Roads
	5 Guys Burgers & Fries
	Starbucks
	Bigger Town
	Better Internet at the school
	More activities and classes having to do with fine arts
	more sports activities
	school lunches
	more store varieties
	Target
	Better Shops
	Movie Theatre
	Indoor Sports facility
	More modern school building
	Book Store
	Nail Salon

Steering Committees are an invaluable method to involve key stakeholders and explore important issues. Monticello's Steering Committee was the primary review body throughout the planning process. They met bimonthly with City Staff and Consultants to thoroughly discuss each component of the Comprehensive Plan. The following texts gives an abbreviated summary of each of the meetings.

Meeting #1 - Assets & Liabilities

The group met for an hour and a half. Introductions were made, and the Consultants gave an overview of the process, the roles of the committee members, and the project schedule. The group was then lead through a Community Assets and Liabilities Exercise which covered the topics of transportation, housing, agricultural & natural resources, economic development and downtown. The results are show on the page opposite.

Meeting #2 - Existing Conditions

The meeting kicked off by reviewing the data collected on the existing conditions within and around Monticello. The group looked at areas where the city excels as well as where it falls short. This meeting set up the group for the goal setting meeting.

Meeting #3 - Future Land Use

The meeting kicked off by reviewing the data collected on the existing conditions within and around Monticello. The group then spent the meeting looking at potential future uses for sites and areas all over the City. Discussion focused on future development areas as well as sites for redevelopment. The results can be seen in **Chapter 4 - Land Use**.

Meeting #4 - Goals, Objectives, Action Steps, & Implementation

The group met and identified responsible parties and potential funding sources for action steps which would achieve the groups set goals.

Meeting #5 - Draft Plan Review

The Steering Committee and City Council met to review the draft version of the Comprehensive Plan. It was an opportunity to look at the document as a whole and make necessary edits and changes.



Monticello Comprehensive Plan Steering Committee

TRANSPORTATION	
Assets	Liabilities
Piatt Tran	Need to connect all the assets with shuttle (Allerton, DB, Train, etc.)
Piatt Tran provides shuttle for large events (i.e. 3rd of July)	No route around city for Ag Implements
Friendly Transportation community	Industrial Connections to Interstate are lacking
Opportunity for coordinated transportation efforts to Champaign & Decatur	Marion St. viaduct and Bridge St. Viaduct have Low Clearance
	Narrow turning radii throughout town
	Sidewalks in general need improvement
	Connectivity of Routes
	Don't ride Bikes to Schools.
	Need other ways to cross 72 other than car.
HOUSING	
Assets	Liabilities
Historic Districts (3 National)	Medium to Below Medium Price Range Homes Needed
Walnut Street Project - Revitalization	Older Vacant Homes/Neighborhoods need updated (revitalization)
Senior Housing Currently being met	Areas in need of curb and gutter
	Multi-Family should blend with surrounding area
	Potential for Slum Lords
AGRICULTURAL & NATURAL RESOURCES	
Assets	Liabilities
Great Parks outside city limits	Lack of parks within city limits
Schools have nice parks	Require Green Space in new developments
Forrest Preserve Park & Lodge Park - Open Green Spaces	Connect Green Space and Outlying areas
Sangamon River	Complex of Fields needed (Soccer, Baseball, etc.)
Amazing Bike Trails - Should Expand	Community needs to encourage recreation
	Need promotion/signage of exiting amenities
	Access to Sangamon River
	Quarry for Recreational Site
	Designating Parking for Bike Trails
	Need to manage water as ag is developed.
ECONOMIC DEVELOPMENT	
Assets	Liabilities
Viobin Fence - Community Love and Support	Need to revisit zoning ordinance
Great Specialty Shops	Take down old signs
Shopko	Need a retail store for basic retail - capture those dollars in town
2 Hotels	Tension between existing and bringing in new business
Strong Arts Scene	Need higher end restaurant
Day Trip Destination	Businesses grown and move out
Fiber Optic soon to be available	Dated Facilities - need incentives for investment
Car Dealership	Promote as destination
John Deer Dealership	Need to promote outdoor recreation (canoe, boat rentals)
Railroad Museum	No Bed and Breakfast
Eli Field	Need to focus on tourism
Events (Chocolate Fantasy, Monticelebration, etc.)	Coordinate specialty shops
The Square	Need better shop hours
Unique Shops	Vacant manufacturing - General Electric
Tourist Center through the Chamber	Entertainment needed - theatre burnt down
School facilities are improving	
DOWNTOWN	
Assets	Liabilities
Everyone works together (businesses)	Parking - all day => Need parking for customers
Façade Improvements & Streetscape	Need Signage about FREE parking
The Square	Need Volunteers for quality events
Pearls & More => Architectural Lighting	Train Group is Aging
95% 1st floor Occupancy Rate	Need Wayfinding
Community Events	Businesses need Renovated/Updated -- Inside and Out; Life Safety Issues
Street Parties	Too much uniqueness - need collaboration among groups (train, Main St., Etc.)



Monticello

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Appendix A

Appendix B

Appendix C

Goals, Objectives, & Strategies

This Chapter presents a vision for the future of Monticello and describes goals, objectives, and strategies to achieve that vision. Housing, Public Infrastructure & Utilities, Transportation, Economic Prosperity, Agriculture & Natural Resources, Community Facilities & Services, and Collaboration & Partnerships are all addressed.

	Page
3.1 Vision & Goals	3-2
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3.4 Transportation & Mobility	3-10
3.5 Economic Prosperity	3-14
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3.7 Community Facilities & Services	3-22
3.8 Collaborations & Partnerships	3-26

Chapters 1 and 2 assessed where Monticello currently stands; the values, assets, liabilities, opportunities, and threats. This Chapter seeks to find where Monticello is going--the vision--and how the City is going to get there--the goals, objectives and action steps--as defined as follows:

Goal: A goal is a long-term target that states what the community wants to accomplish. Written in general terms, the statement offers an over-arching desired condition.

Objective: An objective is a statement that identifies a course of action to achieve a goal. They are more specific than goals and are usually attainable through planning and implementation activities.

Action Steps: These are the small series of steps taken to achieve the objectives and goals. Individually, these usually do not realize big change, however, achieving many action steps can result in noticeable changes toward achieving the goal.

Policy: A policy is a specific rule of conduct or course of action intended to help the City achieve the goals and objectives of the plan. Policies using the words “shall” or “will” are firm commitments by the City – all future actions and decisions made by the City should be consistent with these policies. Policies using the words “should,” “encourage,” “discourage,” or “may” are intended to serve as a guide for City decisions and actions. This plan does not create policies, but in some cases, does encourage the adoption of policies by the City.

Monticello as we want it to be in 2034...

Monticello will continue to provide a high quality of life and community within a traditional design for our residents by attracting, supporting and growing our local businesses, bolstering recreational opportunities, and expanding regional tourism; Moving Monticello forward by smartly attracting new residents with our educational system, quality housing stock, and ability to adopt the latest relevant innovations.

Monticello's goals for the ...

Housing

H1: Plan for safe and attractive housing to meet existing and forecasted housing demands.

H2: Monticello will encourage reinvestment in vacant lots and existing housing stock.

Public Infrastructure & Utilities

P1: Sewer and water service will effectively meet the needs of current and future residents and businesses.

P2: Monticello will continue to invest in older, outdated or poorly/under performing infrastructure.

P3: The City will invest in connected and safe pedestrian and bicycle pathways.

Transportation & Mobility

T1: Provide a safe, efficient, reliable, multi-modal, and well-maintained transportation network.

T2: Biking and walking in Monticello will be connected, safe, enjoyable and efficient.

T3: Local transportation systems will be well-coordinated with regional systems and investments.

T4: Transportation routes will be aesthetically useful and pleasing and become a visual part of the community.

Economic Prosperity

E1: Attract, retain, create and expand businesses that strengthen and diversify the local economy, grow the tax base, and enhance Monticello.

E2: Strengthen and promote tourism as an economic force in the City.

E3: Employment will grow in Monticello through the creation, expansion and further development of existing and new business.

E4: Monticello's economic base will be diverse and resilient.

E5: Cost benefits of economic development efforts will be shared within the regional economy.

E6: Downtown Monticello will be preserved and enhanced as a hub of economic, social and cultural affairs.

Agricultural & Natural Resources

AG1: Maintain, enhance and reinforce the aesthetic quality of life consistent with the character of the city and surrounding landscape by preserving agricultural lands and activities, rural vistas, waterways, woodlands, and natural areas of central Illinois.

AG2: Improve the quality of water resources for both recreation and consumption.

AG3: Provide locally grown products for local consumption.

Community Facilities & Services

FS1: Monticello will maintain exceptional recreation facilities and services that support both individual and community health.

FS2: Monticello will offer a variety of indoor recreation options.

FS3: Monticello will continue to offer strong educational systems that attract families and support success and social interaction.

FS4: Monticello will have a thriving arts community and identity.

FS5: Monticello will respect its history and heritage by preserving historic resources and celebrating the past.

FS6: Monticello will beautify its entrances into and main corridors throughout the City.

Collaboration & Partnerships

CP1: Foster and/or maintain mutually beneficial relationships and partnerships with neighboring municipalities, Piatt County, State and Federal agencies, and the schools, colleges and universities which serve Monticello residents.

CP2: Monticello will continue to collaborate with non-profit and private entities to improve the quality of life for Monticello residents.

CP3: Monticello will continue to collaborate with organizations to bring in more tourism and promote Monticello as a "Over Night Destination".

As a city grows and changes, the housing must also change to meet the needs of the population. While the City is not directly responsible for the development of housing, this chapter is included in the comprehensive plan to provide guidance for decision-makers and developers when considering additions to and renovations of the City's housing stock. Diversity, quality, size, and affordability are the over arching themes in Monticello's housing goals.

SHARED CITIZEN CONCERNS

- Lack of quality, affordable housing for smaller/younger families and singles.
- Imbalance of housing stock.
- Lack of high-quality rental units for young professionals.

H1: Plan for safe and attractive housing to meet existing and forecast housing demands.

Objective H1.1: Develop land use plans that guide the location, design, use, and density of existing and future housing developments.

Strategies

- The city encourages the integration of varied housing types and lot sizes throughout the community to meet the needs of residents of varied income, age and health status. This may include single-family, two-family, multiple family or senior housing choices within the same development area.
- New residential development should be connected to an existing or planned neighborhood area that incorporates traditional neighborhood design. Unplanned or unconnected residential development is strongly discouraged.
- Review ordinances to ensure subdivisions are attractive through green space, landscaping, and hardscaping and are kept maintained.
- Neighborhoods should include housing for all ages and family types.
- Multi-family units will use good building design to blend with surrounding housing stock.
- New development should be well connected to existing amenities within the city.
- New development should be strategically located and arranged to not interrupt the Sangamon River greenway.

Objective H1.2: Ensure that residential developments are built and maintained according to levels deemed safe by industry standards.

Strategies

- The City maintains a comprehensive building code that requires inspection of new structures and repair of unsafe and unsanitary housing conditions.
- The City will encourage property maintenance.
- The City will actively enforce code violations related to housing standards and property maintenance.

Objective H1.3: Monticello will encourage developers to offer safe, attractive and diverse housing options.

Strategies

- The City encourages a mixture of housing unit sizes, types, and market-rate price points in all neighborhoods.
- The City will be aware of market demand for various housing types and will encourage development of units that respond to market demand.

Objective H1.4: Existing neighborhoods will be maintained, enhanced and celebrated.

Strategies

- The City encourages and supports the creation of neighborhood associations and locally-led neighborhood

planning efforts.

- Redevelopment should be compatible with the character of the surrounding neighborhood.
- The City will work to improve infrastructure, walkability, lighting, streets, and sidewalks in existing neighborhoods.

H2: Monticello will encourage reinvestment in vacant lots and existing housing stock.

Objective H2.1: The City supports infill and redevelopment practices to reinvigorate older and/or deteriorating portions of the community. In the downtown area, the City will consider creative development or redevelopment that includes a mix of residential units, small businesses and/or civic spaces.

Strategies

- The City will support incentive programs for residential redevelopment in declining or struggling neighborhoods.
- The City will support alternative uses for vacant properties which benefit the neighborhood (i.e. community gardens, mini parks, civic spaces, etc.)

Objective H2.2: The City supports and encourages the protection of Monticello's historic residential resources.

Strategies

- The City will continue to support the Historic Preservation Commission and their efforts to protect historic residences throughout the City.



Current and Existing Housing Conditions in Monticello

- Household trends for the City of Monticello show an 8.7% increase in households between 2000 and 2010, which was doubled that of the County (4.74%) and the State (5.34%) during that same time period.
- Nationally, the number of persons per household has been declining and in 2010, Monticello was well below the National Average of 2.59 persons per household with only 2.37 persons per. Piatt County fell in between with 2.46 person per.
- The diversity of Monticello's housing stock is typical of small towns in the Midwest, with 87% consisting of single family homes. Multi-family housing in the City is limited in number of units per dwelling with 5% having two to four units, and only 2% having dwellings with greater than four units.
- Nearly three-fourths (73%) of the City residents live in owner-occupied housing. The vacancy rate (4%) is under what is considered the healthy range of between 5% and 6%.
- Monticello can showcase a large variety in housing stock through the decades (not counting the War decade of 1940-1949) which adds variety to the housing stock and new housing will help accommodate the projected population increase in the upcoming decades.
- Monticello appears to be rather affordable for residents as only 22% of Monticello homeowners pay more than 30% of their gross income. As for renters, it appears to be less affordable as nearly half (47%) of renters exceeded the "affordable" threshold during 2008-2012 estimates.
- The median rent in the City (\$731) is just under the state median (\$735) which might be considered high for the region.
- Monticello's housing market appears to be strong as the median value of a home in the City, \$151,200, is above the County's average value of \$120,800 but below the State's of \$190,800.

Housing Action Items

- ✓ Continually analyze zoning and subdivision ordinances to ensure quality housing that meets current standards and needs.
- ✓ Update land development ordinances to require components of traditional neighborhood design and consideration of existing neighborhood context. Greenspace, trails, landscaping and well design hardscape should all be considered.
- ✓ Explore incentives to promote rehabilitation of existing housing within a historic preservation context.
- ✓ Evaluate surrounding communities' incentive programs and types/styles for residential development to ensure Monticello remains competitive in housing development.



Local government is responsible for a broad array of essential services, such as sanitary sewer service, stormwater management, water supply, wastewater treatment technologies, roads, sidewalks, and pathways. The quality, efficacy and efficiency of these services have a direct relationship to quality of life for residents. While each of these services is individually managed and monitored, they are considered in the comprehensive plan to ensure that investment in these services serves the overall vision for the City. The over arching themes of the plan for these services are high quality, efficiency and equity.

P1: Sewer and water service will effectively meet the needs of current and future residents and businesses.

Objective P1.1: Sewer and water service will be safe.

Strategies

- Water quality standards will continue to be strictly adhered to, including both drinking water standards and standards for quality of treated wastewater returned to waterways to reinforce Monticello's high quality of life.

Objective P1.2: Development will support the efficiency and fiscal sustainability of sewer and water systems.

Strategies

- The City will encourage infill development and other practices that efficiently and cost effectively utilize existing infrastructure.
- The City will continue to make investments that allow for long-term cost control.

P2: Monticello will continue to invest in older, outdated or poorly/under performing infrastructure.

Objective P2.1: The City will work toward the long term goal of installing curb and gutter systems in the older parts of town.

Strategies

- The City will identify where curb and gutter is not present and create a long-term plan for installation.

Objective P2.2: The City will work to address the flooding problems in the City.

Strategies

- Continue the Inflow and Infiltration Program, and address improvements where feasible and necessary.

Objective P2.3: The City will work to find funding and sufficient revenue sources to make the necessary upgrades, changes, and maintenance to its infrastructure.

Strategies

- Look for creative funding for the Wastewater treatment plant.
- Look for creative funding for the Water treatment plant.

P3: The City will invest in connected and safe pedestrian and bicycle pathways.

Objective P3.1: The City will invest in installing sidewalks where none currently exist.

Strategies

- The City will identify where sidewalks are not present and ensure they are installed on a priority basis.

Objective P3.2: The City will invest in maintaining existing sidewalks.

Strategies

- The City will identify the condition of existing sidewalks and repair when feasible and needed.

Objective P3.3: Monticello will be a bicycle friendly community.

Strategies

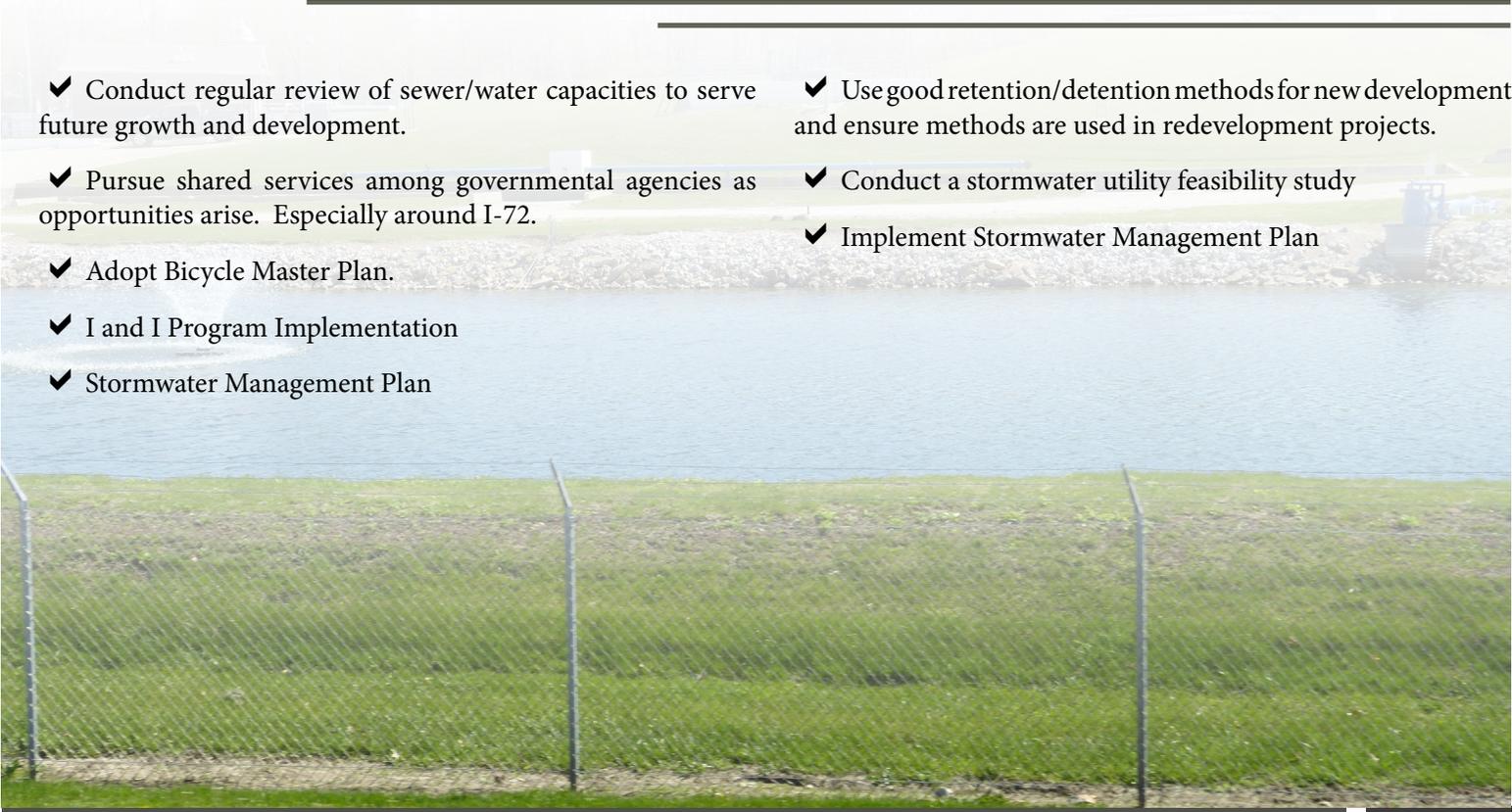
- The City will make installing and bicycle pathways a priority by implementing the Bicycle Master Plan.

SHARED CITIZEN CONCERNS

- Maintenance of sidewalks.
- Lack of bicycle pathways
- Parts of City frequently flood, even in small rain events.

Public Infrastructure & Utilities Action Items

- ✓ Conduct regular review of sewer/water capacities to serve future growth and development.
- ✓ Pursue shared services among governmental agencies as opportunities arise. Especially around I-72.
- ✓ Adopt Bicycle Master Plan.
- ✓ I and I Program Implementation
- ✓ Stormwater Management Plan
- ✓ Use good retention/detention methods for new development and ensure methods are used in redevelopment projects.
- ✓ Conduct a stormwater utility feasibility study
- ✓ Implement Stormwater Management Plan



Transportation is an essential aspect of life. It is about the ability to readily and safely gain access to work, school, shopping, recreation, medical care and social gatherings. It is also an essential component of most economic activity. The City of Monticello's overarching transportation themes are safety, efficiency and connectivity of transportation options.

SHARED CITIZEN CONCERNS

- High volume of agricultural implements through City.
- Low Viaduct clearance.
- Sidewalks in need of improvements.
- Crumbling/unsightly overpasses.
- Unsafe pedestrian crossings across 105/Market St. through the Downtown.
- No mobility over I-72 other than vehicle.

T1: Provide a safe, efficient, reliable, multi-modal, and well-maintained transportation network.

Objective T1.1: Ensure roads and paths meet the needs of multiple users.

Strategies

- New roads shall be built according to City standards and inspected before accepted for dedication. The City maintains requirements for new roads and driveways that aim to ensure safety for all users. Roadway design will account for snow removal needs, including adequate terrace width between the street and the sidewalk. The City may utilize its official mapping powers to coordinate long-term facility planning in its extraterritorial area.
- The City encourages the development of neighborhoods that are oriented towards pedestrians and well-served by sidewalks, bicycle routes, and other non-motorized transportation facilities. Bicycle and pedestrian ways, including sidewalks within developments shall be designed to connect to adjacent developments, schools, parks, shopping areas, and existing or planned pedestrian or bicycle facilities.
- When considering new development proposals the City may require intergovernmental agreements that define the responsibilities of the City, the developer and neighboring jurisdictions regarding any required improvements to City streets and funding of such improvements. The City may also require that the property owner, or their agent, fund the preparation of a traffic impact analysis by an independent professional prior to approving new development. Where appropriate, the City may designate weight restrictions and truck routes to protect local streets.
- The City will work with representatives from the IDOT and Piatt County to raise awareness of local concerns when State and County highways in the area are slated for improvement. The City will coordinate improvements to adjacent local roads, when appropriate.

Objective T1.2: Develop and maintain a road plan to address long-term needs for road upgrades and new roads, including where possible parallel pathways for alternative forms of transportation, e.g. bicycle, pedestrian, slow moving vehicles and transportation for the disabled.

Strategies

- Reserve adequate right-of-way for future road linkage.
- Access and integrate local, state, and regional road or transportation plans.
- Maintain the City's transportation network at a level of service desired by City residents and businesses.

T2: Biking and walking in Monticello will be connected, safe, enjoyable and efficient.

Objective T2.1: Bike and pedestrian infrastructure will be safe and well-connected.

Strategies

- The City will begin to develop a connected network of on-street and off-street bike routes to make bike transit a viable, safe transportation option as laid-out in the *Bicycle Master Plan*.
- The City will begin to work with surrounding communities and regional and state organizations to create a well-connected regional trail system.
- The City will encourage the Complete Streets design requirements for bike and pedestrian users whenever a street is constructed or reconstructed, including meeting ADA requirements.
- The City will actively enforce sidewalk maintenance requirements and will continue to encourage sidewalk installation where gaps are present.

Transportation in Monticello

Nearly 83% of all commuting trips in Monticello are in a single occupant vehicle with an average commute time of 15.7 minutes. Many factors contribute to a lack of diversity in transportation modes including sprawling, segregated land uses, absence of transit service, lack of employment within City Limits, and limited biking infrastructure. These are interconnected issues that can only be resolved through coordination of land use and development, transportation systems and programs, and community education.

This plan attempts to address these issues and offer guidance on creating a more diversified and accessible system. An environmentally sustainable and socially equitable transportation system is necessary to maintain a high quality of life.

Transportation Issues and Opportunities

The Monticello community has identified several opportunities for improving the transportation system, including:

- Pedestrian access and safety across 105/ Market St. in the downtown intersections and midblocks.
- Connected trails system, both local and regional as well as the installation of bicycle infrastructure.
- Sidewalk improvements / additions throughout town.

T3: Local transportation systems will be well-coordinated with regional systems and investments.

Objective T3.1: The City will maximize the cost-effectiveness of the regional transportation system by coordinating planning, design and funding with regional and state agencies, as well as neighboring jurisdictions.

Strategies

- The City will work with neighboring jurisdictions to coordinate mobility goals and a vision for the future.
- The City will inform the community about regional and state transportation projects, and will encourage public involvement.
- Because of the large commuter population, the City will work with the Illinois DOT to improve access to and efficiency of major transportation routes through joint planning and policy initiatives.
- Coordinate major transportation projects with property owners, neighboring communities, Piatt County, and the Illinois Department of Transportation.
- Engage residents to ensure their commuting needs are being met.

T4: Transportation routes will be aesthetically useful and pleasing and become a visual part of the community.

Objective T4.1: The City will coordinate with the Illinois Department of Transportation to ensure the Interstate-72 interchanges are maintained.

Strategies

- The City will communicate with IDOT to ensure the two interchanges on I-72 remain in good condition.
- The City will work with IDOT to improve the Right of Way surrounding the interchanges to Monticello.

Objective T4.2: The City will coordinate with Norfolk Southern Railroad to clean up over/under passes and associated right-of-way .

Strategies

- The City will reach out to the railroad company to clean up railroad right-of-way throughout the community. Most notably, the railroad overpass on Bridge Street, near Market Street. (See picture at right)
- Artwork and creativity should be used to enhance the transportation experience.



Overpasses can make a big impact on the way cities are perceived. Ensuring that the overpasses are maintained is essential to the character of a community. Many cities use these spaces as places for art and a way to convey the essence of their community. (Top Photo: Improved overpass in Germany; Bottom Photo: Overpass in need of improvement in Monticello.)



The gateway is the first impression that visitors have of a community. The gateway should demonstrate the vibe of Monticello as well as add aesthetic appeal. Monuments should be located throughout the community and can double as wayfinding signage to help tourists navigate with ease.



Objective T4.3: The City will work to create monuments at the major entrances into Monticello.

Strategies

- The City will coordinate with IDOT and all applicable entities to find good locations for monuments and/or gateways.
- The City will look for outside funding for the monuments.
- The monuments/gateways will coordinate with existing and future wayfinding signage to provide a uniform message which reflects the character of Monticello.

Transportation & Mobility Action Items

- ✓ Analyze future road extensions and connections for future development areas to maintain proper street connections and traffic flow.
- ✓ Require sidewalks for all new development and major redevelopment projects, whether sidewalks currently exist adjacent or not. Encourage neighboring properties to install sidewalks.
- ✓ Work with IDOT to ensure safe and proper crossings on 105 in the Downtown.
- ✓ Assess need for bike racks throughout the community.
- ✓ Initiate a trail system and interconnectivity of parks.
- ✓ Increase accessibility throughout the community by the continued installation of ADA curb ramps.
- ✓ Install sidewalks where none currently exists.

Economic prosperity is realized through the growth and retention of jobs, a diversity of businesses types, an increase in buying power, investment in the built environment, and a general improvement in the community's already high quality of life. Creating economic prosperity requires the collaborative efforts of public and private entities, and the support of the community overall. Monticello's prosperity themes are education, diversity, tourism, and growth from within.

The City recognizes that economic success requires extensive collaboration with other public and private entities - the City will be an active partner in these efforts and will avoid duplication of services. City "support" for these efforts may include staff time, funding, policies, or simply endorsement.

SHARED CITIZEN CONCERNS

- Vacant sites (e.g. Pepsin).
- Dilapidated sites (e.g. General Cable).
- Need more retail to stop leakage.
- Dated facilities in need of investment.
- Stagnant growth.
- Need more coordinated economic development activities.
- Need to retain youth.

Retention of young professionals, lack of jobs within the community, and competition with surrounding communities were all identified as issues that Monticello must overcome to ensure economic prosperity.

E1: Attract, retain, create and expand businesses that strengthen and diversify the local economy, grow the tax base, and enhance Monticello.

Objective E1.1: Maintain strategies to promote sustainable economic development.

Strategies

- The City supports the expansion of existing businesses, and also supports the attraction and development of new businesses that complement existing establishments for the employment of Monticello citizens.
- The City supports the idea of public-private partnerships and will work proactively with private business and land owners to facilitate investment in the community.
- The City will collaborate with neighboring municipalities, Piatt County, and local and regional economic development organizations to promote economic prosperity for the region.
- The City may consider the use of public land acquisition to expand the commercial tax base of Monticello.
- The City encourages brownfield or infill (re)development before considering creating new sites within in Monticello.
- The City will work with private landowners and State agencies to clean up contaminated or blighted sites that threaten the public health, safety and welfare and to redevelop these sites to productive uses.
- The City promotes its downtown as a compact, pedestrian-oriented business district that supports employment, shopping, and housing opportunities.

Objective E1.2: Use the City's transportation strengths and assets as economic drivers.

Strategies

- The City actively promotes the development of land along I-72.

Objective E1.3: Use the City’s agricultural strengths and assets as economic drivers.

Strategies

- The City promotes business growth connected to the agricultural economy, including local food production, value-added products (e.g. certified organic products), and specialty commerce.
- The City supports the development of farm-based businesses and cottage industries within its boundaries and extraterritorial area to support farm families and enhance the agricultural economy and identity of the area.
- The City will work to improve access and safety for agricultural implements traveling to and from the grain elevator located in Downtown Monticello.

Objective E1.4: Create and maintain an attractive and aesthetically pleasing business environment.

Strategies

- The City maintains design guidelines for businesses to address landscaping, aesthetics, lighting, noise, parking and access. This is particularly important on main arterials and within the Downtown District.
- The City and its partners will prioritize workforce recruitment through efforts to make and promote Monticello as a great place to live. (Promoting Monticello’s high quality of life will make employee attraction and retention easier, and this will facilitate employment growth--or at a minimum strengthen Monticello as a bedroom community.)
- The City will support the creative arts, including live performance, public art installations, art galleries, etc., as an important element of workforce attraction and economic development.
- The City will support healthy living practices and initiatives to increase community appeal and reduce health care costs.

Objective E1.5: Avoid land use conflicts between business and non-business use.

Strategies

- Review and update the Zoning Ordinance as necessary.

Monticello’s Workforce

Surprisingly, Monticello’s unemployment rate has decreased since 2000 while the numbers for the County and State have doubled. Note, that in 2010 the United States was in a economic downturn commonly referred to as the “Great Recession”, accounting for the higher unemployment rates. Because Monticello’s is primarily a bedroom community for the larger neighboring cities, Monticello has had to focus less on employment retention as on resident retention.

Approximately half (53.6%) of workers in Monticello earn a private wage and salary, while the percentages are higher for both Piatt County (60.0%) and Illinois (73.2)%. And over a quarter of the labor force (26.8%) on Monticello is employed by a government entity.

“Primary sector employers” are those that produce more goods or services than can be consumed by the local economy, and therefore export a portion of their output, bringing outside dollars into the local economy

Monticello’s Economy

The major of occupation group in Monticello is the “Management, Professional & Related” category (40%). Coming in second is “Sales & Office” (23.2%) while “Production, Transportation and Materials Moving” (15.5%) and “Service occupations” (14.2%) tie for third.

The largest industries in the City are: Educational, Health & Social Services (22.6%); Manufacturing (12.7%); Professional, scientific, and management, and administrative and waste management services (11.1%); and Retail trade (10.9%). These industries are consistent with City’s and surrounding areas employers.

E2: Strengthen and promote tourism as an economic force in the City.

Objective E2.1: The City supports efforts geared towards promoting and increasing tourism in Monticello.

Strategies

- City will support current activities geared towards promoting tourism in Monticello. Especially promotions for Monticello as a “day destination”.
- The City will continue to participate on the Monticello Tourism Board and encourage a more active Board and participation by all necessary entities (Train Museum, Allerton Park, Main Street, Chamber of Commerce, etc.).
- Continue to support efforts by the Monticello Railway Museum and Allerton Park Organizations, which are currently large drawers of tourism to Monticello.
- The City encourages and supports collaboration efforts between the tourism entities to strengthen the efforts and impact of tourism for Monticello.

E3: Employment will grow in Monticello through the creation, expansion and further development of existing and new business.

Objective E3.1: Existing Monticello businesses will retain and expand employment.

Strategies

- The City will support the needs of growing businesses and will work with local partners to provide programs, space and infrastructure necessary to support an expanding workforce.

Objective E3.2: The City will have both space and incentive tools to support business creation, growth, and expansion.

Strategies

- The City will ensure an adequate supply of land for commercial and industrial development through land use controls (e.g. Zoning Ordinance).
- The City will continue to use development tools such as tax incremental financing districts and enterprise zones to offer incentives that support employment growth.

Objective E3.3: Entrepreneurial-ism and small business growth will be enthusiastically and continuously supported in Monticello.

Strategies

- The City will support collaboration among its partners to provide local entrepreneurship training and encouragement.
- The City supports the cottage industries which include home occupations and home-based businesses in residential districts as a means to enhance residents’ income opportunities, increase local employment, and foster business creation and entrepreneurship. However, activities that alter the residential character of the neighborhood, such as objectionable changes in traffic, noise, odor, light, or appearance of the home and property, will not be tolerated.
- The City will support and promote minority- and women-owned businesses.

E4: Monticello’s economic base will be diverse and resilient.

Objective E4.1: Attract new jobs to the community in varied, but specific, sectors.

Strategies

- The city will encourage and support efforts to recruit businesses and growth industries not currently prevalent in the City. Areas of focus should capitalize on the highly educated workforce and may include information technology, energy technology, professional services, and health-related products and services.
- Agricultural services should also be exploited given the nature of the County and the history agriculture has played in Monticello.
- The City will work with key stakeholders to establish a base of creative industries (e.g. arts, sciences, research, architecture) to enhance quality of life and expand the professional workforce.

Objective E4.2: Explore possibilities to increase the service sector and related areas to increase job opportunities for newer generations.

Strategies

- The City should consider the creation of a small business incubator to help further the development of small business and innovation within Monticello.

Objective E4.3: Encourage and promote the development of environmentally sustainable industries.

Strategies

- The emphasis will be placed on attracting businesses and industries that operate in a sustainable manner, contribute to the sustainability of the community as a whole, and are responsible environmental stewards.
- Alternative crops for energy resources may be a sector in which Monticello can excel.

Education & Income

Education attainment can provide valuable insight into the existing labor force, including availability of skilled and professional workers and demand for training opportunities. The percentage of Monticello residents 25 years or older who have at least a high school diploma (93.3%) is only slightly higher than Piatt County (92.7%) and somewhat higher than Illinois (87.0%).

The percentage of residents who have obtained a bachelor’s degree (19.9%) is on par with the State (19.3%). Showing a very educated and workforce ready population.

Monticello’s per capita and median family income levels higher than both the county and state. Median household income in Monticello is \$64,269 compared to Piatt County’s \$62,125, and Illinois’ \$56,853. These higher averages are likely due to the relatively high educational attainment and the low percentage of individuals living below the poverty level. In the City, 3.2% of the population is below the poverty level, compared to 6.3% in the County, and 13.7% in Illinois. (The Census Bureau uses a set of income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being “below the poverty level”.)

E5: Cost benefits of economic development efforts will be shared within the regional economy.

Objective E5.1: Most economic development activities will be collaborative efforts with multiple public and private partners across the region.

Strategies

- The City will create partnerships within the region to support economic development in the region. These partnerships may include pooled funding for incentive programs and revenue sharing agreements to reduce local competition for business expansion investments.

E6: Downtown Monticello will be preserved and enhanced as a hub of economic, social and cultural affairs.

Objective E6.1: Downtown Monticello will be economically robust.

Strategies

- The city will utilize economic development tools, existing and new, to attract more retail and professional employers to Downtown.
- The City will work with Downtown partners to actively market Downtown as an ideal business site.

Objective E6.2: Downtown Monticello will be a unique and attractive place that invites pedestrian exploration.

Strategies

- The city will continue to develop a cohesive and attractive “feel” to the Downtown through streetscaping, signage, and other public infrastructure.
- The Downtown will be pedestrian-oriented and safe through expanded streetscape improvements.
- The City will work to create attractive, memorable and safe public spaces where citizens and visitors can gather.
- The City will explore the feasibility of public restrooms in the downtown to accommodate tourists and community events.

See Section A.4 Economic Prosperity of Appendix A: Community Indicators Report for more information and data on existing economic conditions and indicators for Monticello and the region.

Economic Prosperity Action Items

- ✓ Identify and plan for infrastructure investments required to make priority development/redevelopment sites more competitive for economic development.
- ✓ Identify funding sources and mechanisms for public realm and capital improvements to support economic development.
- ✓ Identify target business types and offer incentives to businesses in those sectors to locate or expand in Monticello.
- ✓ Develop and implement an internship and summer job programs to encourage residence of youth after college.
- ✓ Coordinate with local educational institutions to identify employment growth opportunities.
- ✓ Coordinated Tourism Marketing Plan to promote Monticello as a year-round “Over Night Destination”.
- ✓ Continuously update the City website and all social media outlets to emphasize the assets of Monticello as a vibrant, modern community with a rich history and an exceptional quality of life not found in surrounding communities.
- ✓ Continue to develop the easy to understand “one-stop-shop” for economic development on the City website, with links to partner resources.
- ✓ Evaluate potential public/private partnerships for community benefit.
- ✓ Participate in monthly communications with key stakeholders to discuss the future of the area and maintain an open dialogue among entities.
- ✓ Adopt the Design Guidelines outlined in the Downtown Enhancement Plan to promote, protect, and enhance the character of the area.
- ✓ Create and enhance entry features to the community and to the downtown (e.g. landscaping, signage, banners, gateways, monuments, etc.).
- ✓ Continue to evaluate properties and areas for listing on the National Register of Historic Places to further solidify Monticello as a historic community and to enable properties to access historic tax credits.
- ✓ Promote growth of tax base in all areas of the community, including infill, redevelopment and improvements in existing developed areas and continued growth in planned new development areas.
- ✓ Encourage businesses to be friendly toward elderly and families - i.e. automatic doors.



The abundance and health of our agricultural and natural resources are vital to the well being of our community, the prosperity of our economy and the health of our regional ecological systems. This section outlines the objectives and strategies for preserving, protecting, and restoring our natural and agricultural resources. As our most visible natural resource, fertile farm ground, is considered a priority resource for protection, in balance with its transportation and recreation functions. Because all systems are interconnected, these strategies address water, land, wildlife, air, vegetation, food systems, and the welfare of our citizens.

AG1: Maintain, enhance and reinforce the aesthetic quality of life consistent with the character of the city and surrounding landscape by preserving agricultural lands and activities, rural vistas, waterways, woodlands, and natural areas of central Illinois.

Objective AG1.1: Preserve productive agricultural lands or those lands that have severe limitations due to grades, soils, not suitable for building, or sensitive environmental areas such as wetlands, floodplains, and streams in order to protect these areas from degradation for continued agricultural use whenever possible.

Strategies

- The City discourages new development that is not contiguous with existing development.
- The City will restrict development in areas that have documented threatened and endangered species, or have severe limitations due to steep slopes, soils not suitable for building, or sensitive environmental areas such as wetlands, floodplains, and streams (Sangamon River and associated tributaries) in order to protect these areas from degradation. The City shall require these natural resources features to be depicted on all site plans, preliminary plats, and certified survey maps in order to facilitate preservation of natural resources.

AG2: Improve the quality of water resources for both recreation and consumption.

Objective AG2.1: Protect the Sangamon River and Mahomet Aquifer from harmful agricultural practices.

Strategies

- The City will use all available powers to protect sensitive environmental areas within the City's extraterritorial area.
- The City will ensure that stormwater runoff is contained as much as possible to prevent contaminated infiltration into the groundwater and running into the streams.

Objective AG2.2: Improve stormwater system to prevent overflow during rain events.

Strategies

- Ensure the Sanitary Sewer Inflow and Infiltration Study is implemented and kept up-to-date.

Objective AG2.3: Practice techniques which both curb and prevent stormwater runoff.

Strategies

- The City will encourage the use of Rain Barrels and Rain Gardens for both residential and commercial uses.

Monticello's Agricultural and Natural Resources

Monticello has rich and varied natural and agricultural resources. Almost all of the open space surrounding the city is utilized for agricultural purposes with a mix of corn and soybean farms. Other open space is dedicated to woodlands, floodplains and streams.

Objective AG2.4: Encourage the use of green infrastructure in new development and redevelopment projects.

Strategies

- The City will encourage permeable paving for surface parking lots.
- The City will encourage the development of swales and rain gardens in future (re)development projects.



“Green infrastructure” is a network of open spaces and natural features woven into the built environment that provides natural stormwater management and essential ecosystem connections



“Permeable paving” utilizes porous materials and laying techniques to allow water to percolate and infiltrate the soil beneath the paving, instead of running off as with impervious paving.

AG3: Provide locally grown products for local consumption.

Objective AG3.1: Encourage farmers to grow products for purchase and consumption by Monticello residents.

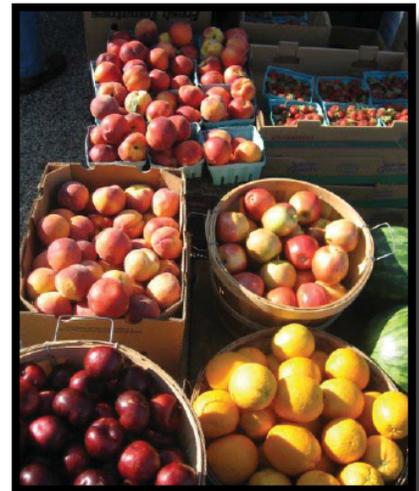
Strategies

- The City will allow and support some urban farming practices within City limits, and consider future practices that are not a detriment to the health, safety and general welfare of the neighborhood.

Objective AG3.2: Set up a farmers market to showcase and sell locally grown produce and products.

Strategies

- The City will continue to work with Monticello Main Street to provide a place for the operation of a Farmer’s Market.



Agriculture & Natural Resource Action Items

- ✓ Consider the adoption of best management practices (BMPs) for stormwater management and low-impact development.
- ✓ Consider the adoption of regulations for conservation and restoration of natural features during development.
- ✓ Adopt stormwater and low-impact BMP requirements for City facilities and operations.
- ✓ Update erosion control regulations and increase enforcement.

- ✓ Work to identify local point and non-point source pollution and implement steps for remediation.
- ✓ Develop a stormwater education program to inform citizens of BMPs including the use of rain barrels, rain gardens, green roofs, permeable paving, etc.
- ✓ Continue supporting the Farmer’s Market.
- ✓ Create a “green belt” along the Sangamon River to protect water and create recreational opportunities.

Outdoor Park and Recreation Master Plan

In 2013, the City of Monticello underwent a Master Plan focused on the existing conditions of their parks and recreation facilities. From this extensive process, the following is a summary of the recommendation categories from that plan which are still applicable today:

- Land acquisition for expansion of parks and recreation opportunities
- Facility (re)development
- Enhancements to existing parks
- Improvements/changes to the overall park system
- Ways to effectively and efficiently provide maintenance and management of the facilities
- Financial resources available

Local government is responsible for a broad array of essential services, from sewer and water service to park and recreation facilities, fire and police protection and public schools. The quality, efficacy and efficiency of these services have a direct relationship to quality of life for residents. While each of these services is individually managed and monitored, they are considered in the comprehensive plan to ensure that investment in these services serves the overall vision for the City. The over arching themes of the plan for these services are high quality, efficiency, and variety.

FS1: Monticello will maintain exceptional recreation facilities and services that support both individual and community health.

Objective FS1.1: The City's recreation facilities will be managed with an understanding of the diverse outdoor recreational needs and strong desires of the community.

Strategies

- The City will continue their work to provide exceptional outdoor recreational opportunities for all ages and abilities.
- The City will continue to develop recreational opportunities around Monticello, including expanding trail facilities (see recommendations from Master Bicycle Plan).
- The City will coordinate recreational planning with other public and private entities to maximize resources (e.g. School District, Hospital, etc.).
- The City will continue to coordinate with regional and state entities to create an interconnected regional trail system.
- The City will continue to improve existing park and recreation facilities and services to meet the needs of the community, while improving safety and efficiency of the facilities provided (See Outdoor Park and Recreation Master Plan).

FS2: Monticello will offer a variety of indoor recreation options.

Objective FS2.1: The City will explore opportunities to provide an indoor pool and recreation facility.

Strategies

- The City will work a variety of entities to make the vision of a n indoor recreation facility a reality. (Senior Citizens, School District, Kirby Hospital, etc.).

FS3: Monticello will continue to offer strong educational systems that attract families and support success and social interaction.

Objective FS3.1: Monticello Community Unit School District #25 will keep pace with changes to the population it serves.

Strategies

- The City will collaborate with the Monticello Public School District to anticipate and plan for changes in the size or makeup of the City's school-age population.
- The City will support the School District and regional economic development agencies to attract and retain high quality educators and staff.

Objective FS3.2: Monticello's Public Schools will be an integral part of community life, much more than simply a primary and secondary education service.

Strategies

- The City will collaborate with the School District to maximize the community's capital investment in school facilities by making those facilities readily available, as feasible, for other uses that support social interaction and health within the community, such as community meetings, neighborhood festivals, and adult sports.
- The City will collaborate with the School District to promote and make available to all residents certain services and events, such as student athletics and music and drama performances.
- The City will support School District efforts to engage residents in the education process through tutoring, mentoring, and guest speaker initiatives.
- The City will support and encourage School District efforts to teach students about local history and instill civic pride through knowledge of the community.
- The City will work with and support the School District in attracting new families to the area.

Objective FS3.3: Monticello will encourage lifelong learning through public and private programs.

Strategies

- The City will support higher education institutions, such as the University of Illinois, Parkland Community College, and Richland Community College, to provide continuing education, professional development, personal enrichment and summer programs for Monticello residents.
- The City will work with cultural and historical institutions (including the Public Library, the Monticello Railway Museum, and Historical Society) to develop free and low-cost educational and cultural programs for residents of all ages.

FS4: Monticello will have a thriving arts community and identity.

Objective FS4.1: Cultural facilities, activities, and events will be supported in Monticello.*Strategies*

- The City will seek innovative and sustainable ways of supporting cultural facilities, local cultural events, and local artists.
- The City will engage artists in the planning and development process to integrate culture and art into the fabric of the community.
- The City will work with artists and community organizations to identify appropriate sites and venues for cultural events, including non-traditional venues.

Objective FS4.2: Public art will enhance a unique local identity.*Strategies*

- The City will identify and remove unnecessary barriers to public art installations.
- The City will commission art for public spaces if funds are available.
- The City encourages the use of public art in private (re)development.

Objective FS4.3: The Monticello community will attract and support artists.*Strategies*

- The City supports the development of more active arts and culture organizations that actively promote and seek funding for the creative arts in Monticello.

FS5: Monticello will respect its history and heritage by preserving historic resources and celebrating the past.

Objective FS5.1: Monticello will safeguard the City's architectural, prehistoric, historic, aesthetic and cultural heritage.*Strategies*

- The City will continue to support the Historic Preservation Commission and the local designation of historic landmarks and districts.
- The City will develop and maintain design guidelines for (re)development in historic districts, including the Downtown.
- The City will promote and safeguard the historical landscape in addition to structures and districts.
- The City will apply criteria for Capital Projects that require evaluation and mitigation of negative impacts to historic assets.
- The City encourages (adaptive) reuse and rehabilitation of historic structures.

Objective FS5.2: Monticello will foster pride in the legacy of beauty and achievements of the past.*Strategies*

- The City will collaborate with the Monticello Public School District and other educational institutions to

facilitate local history tours, projects and lesson plans.

- The City will support and recognize private historic rehabilitation.
- The City will continue to incorporate historical heritage considerations in the development of neighborhood plans.

Objective FS5.3: Monticello will utilize its historic assets for economic development.

Strategies

- The City will promote its cultural and historical resources as amenities for prospective businesses and industries.
- The City will continue to market its historic and cultural assets as tourist attractions, and will develop/improve infrastructure and amenities to increase tourism.

FS6: Monticello will beautify its entrances into and main corridors throughout the City.

Objective FS6.1: Monticello will continue to efficiently beautify the community.

Strategies

- The City will continue to plant and maintain flowers and plants throughout the community.
- The City will look for funding for other methods of beautification through wayfinding signage, monuments, banners, etc.

Community Facilities & Services Action Items

- 
- ✓ Continue to facilitate and improve park and recreation facilities, programs, amenities and special events.
 - ✓ Study feasibility of a Community Recreation Facility.
 - ✓ Improve supply of information (uniform interpretive signage, websites, online forms, maps, etc.) at and for community facilities and key attractions.
 - ✓ Pursue grants to update community facilities.
 - ✓ Evaluate parks for compliance with ADA standards and prepare a transition plan to make necessary changes over time.
 - ✓ Create Wi-Fi spots at key community facilities, including parks.
 - ✓ Umbrella Wi-Fi for entire city.
 - ✓ Fully utilize the potential with Fiber Optic connections now available in Monticello.
 - ✓ Develop a Public Art/Cultural Master Plan.
 - ✓ Include a public arts component in development Requests for Proposal for City-owned sites.
 - ✓ Continue to support the development of Historic Preservation and consider a Historic Preservation Action Plan.
 - ✓ Develop and maintain guidelines for development in historic districts.
 - ✓ Adopt and Implement Downtown Enhancement Plan.
 - ✓ Construct and maintain uniform interpretive wayfinding signage at key attraction locations to further promote the assets of the community.

Successful and vibrant communities rely upon collaborative efforts among city businesses and organizations and benefit from partnerships with regional organizations and state and federal agencies. The City of Monticello has a strong history of collaboration with multi-partner projects. This section defines the City's strategies on collaboration and provides guidance on reaching out to new partners and maintaining existing relationships.

CP1: Foster and/or maintain mutually beneficial relationships and partnerships with neighboring municipalities, Piatt County, State and Federal agencies, and the schools, colleges and universities which serve Monticello residents.

Objective CP1.1: Monticello will think regionally while acting locally.

Strategies

- The City acknowledges the importance of regional systems and connections, especially for transportation, economic development, and natural resources protection, and will make a conscious effort to include neighboring jurisdictions, the County, and entities within the Monticello region in major policy and planning related initiatives.
- The City will continue to work with PiatTran to develop, fund, and implement regional planning and mobility efforts.
- The City will make efforts to establish regional partnerships for special projects and issues, such as trail and recreation improvements, tourism, and sustainability.

Objective CP1.2: Reduce costs and improve quality of municipal services through partnerships with neighboring towns and municipalities.

Strategies

- The City will actively participate, review, monitor, and comment on pending plans from neighboring municipalities, Piatt County, and State or Federal agencies on land use or planning activities that would affect Monticello.
- The City will continue to work with neighboring municipalities to identify opportunities for shared services or other cooperative planning efforts.

Objective CP1.3: Communicate clearly with Piatt and Regional Agencies to establish mutually agreeable development goals and objectives in the City's extraterritorial area.

Strategies

- To the extent possible, the City will coordinate its Comprehensive Plan with any future Comprehensive Plan for the County.
- The City will continue to work with Piatt and Regional Agencies to identify opportunities for shared services or other cooperative planning efforts.

Objective CP1.4: The City will coordinate with the School District



on decisions affecting facilities and land use.

Strategies

- The City will work with the School District on facilities plan.

CP2: Monticello will continue to collaborate with non-profit and private entities to improve the quality of life for Monticello residents.

Objective CP2.1: Monticello will encourage more and better development through public-private partnerships.

Strategies

- The City will consider creative uses of its powers, borrowing capacity, and taxpayer funds to support private development projects that further public interests, especially for well-paying job growth, downtown investment, multi-modal transportation, and enhancement of arts and culture.

Objective CP2.2: Monticello will partner with non-profits to ensure adequate social services for all residents.

Strategies

- The City will collaborate with local non-profits and social service agencies to ensure there are sufficient resources for all residents and that service is fair and adequate.
- The City will partner with agencies like United Way and American Red Cross to expand access to an awareness of emergency social services and sustenance programs.

CP3: Monticello will continue to collaborate with organizations to bring in more tourism and promote Monticello as a “Day Destination”.

Objective CP3.1: Monticello will support efforts and organizations geared towards furthering Monticello’s Tourism Industry.

Strategies

- Where feasible, the City will provide resources to ensure adequate promotion of the City as a tourism destination.

Collaboration & Partnerships Action Items

✓ Develop an official City policy on the use of public incentives to support private development.

✓ Host monthly meetings with regional partners to explore ways in which collaboration on programs or services can improve quality, access, and efficiency.

✓ Communicate with other jurisdictions whenever service contracts or major capital improvements are up for consideration, to identify cost savings opportunities through partnerships and shared service arrangements.

✓ Tourism Board will meet more regularly to ensure effective promotions.



Monticello

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Appendix A

Appendix B

Appendix C

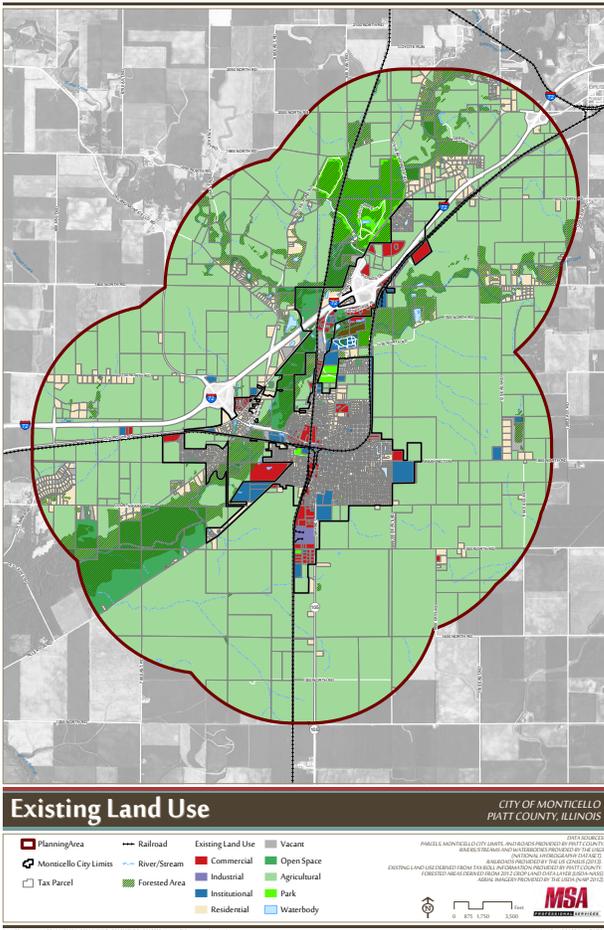
Land Use

This Chapter outlines goals, objectives and policies specifically for land use, defines categories of land use, and describes the desired future use for the land in and around Monticello.

	Page
4.1 Goals, Objectives, & Strategies	4-2
4.2 Future Land Use	4-4
4.3 Future Land Use Categories	4-6

There are many unique uses of land across Monticello, and many more ways to configure those uses. It is the City's responsibility to regulate where and how development occurs so that conflict between incompatible uses is minimized, land and infrastructure are used as efficiently as possible, and Monticello continues to grow as a pleasant, attractive place to live, work, shop, play and stay. This chapter features goals, objectives, and policies that apply to land use in general, and also strategies and guidelines for specific types of land use and their location within the City and its extraterritorial plat review area.

L1: Monticello will have an adequate supply of land in appropriate places to accommodate growth in all sectors.



Objective L1.1: The supply of land to accommodate new development will meet local demand.

Strategies

- The City will work to ensure availability of appropriately zoned land for various types of development, recognizing that an efficient market requires a choice of multiple suitable sites.
- The City will be proactive in efforts to increase supply for uses as necessary, including comprehensive plan amendments. If necessary and feasible, the use of financial incentives to specifically encourage an increase in supply of land or units if the market is for some reason not naturally responding to demand.

Objective L1.2: Development will use land, utilities and community services as efficiently as possible.

Strategies

- Development in growth areas will occur incrementally, outward from the existing urban edge. Leapfrog development is strongly discouraged.
- Infill development where City roads and utilities already exist is a priority for the City and is strongly encouraged.
- The City will support and assist with the redevelopment of brownfield sites, as feasible.

Objective L1.3: The City's growth area will be protected from development incompatible with the future land use map.

Strategies

- The City will collaborate with Piatt County to encourage new development within the City's 1.5-mile extraterritorial jurisdiction that is compatible with the use, density and configuration recommendations of this Plan.
- The City will continue to map the preferred routes and

connection points for major streets in growth areas, and will ensure adequate and appropriate right-of-way dedication as land is divided.

- Utilities and municipal services will be provided in accordance with development needs and the comprehensive plan. New utilities and municipal infrastructure will not represent an unreasonable cost to the City.

L2: Monticello recognizes the importance of neighborhoods and will guide growth in ways that create or enhance balanced, pedestrian friendly neighborhoods.

Objective L2.1: Development and redevelopment in existing developed areas and growth areas will establish or enhance neighborhoods.

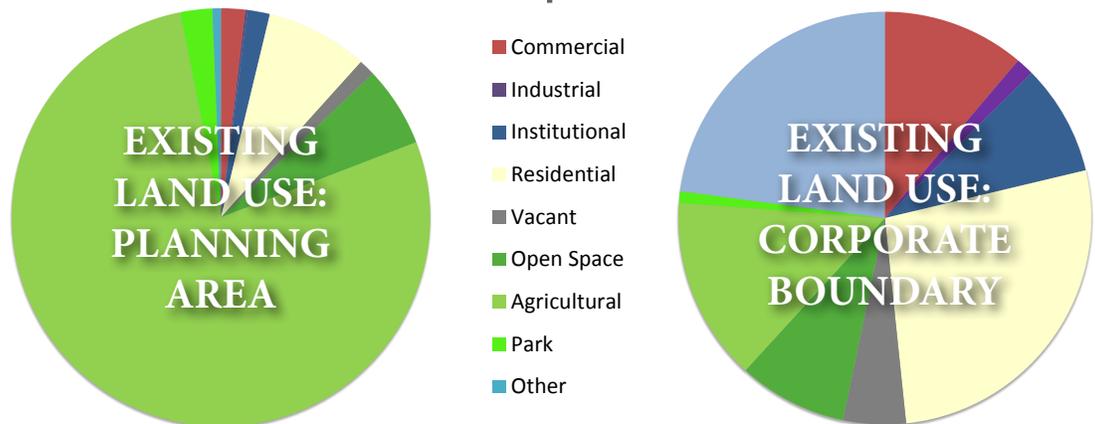
Strategies

- Any development with uses more intensive than neighboring residential uses will utilize siting and screening techniques to minimize a negative impact on those uses due to noise, light, traffic, etc.
- New residential uses will not be isolated from other residents, will be assigned to a specific neighborhood area, and will credibly be perceived as part of that neighborhood.
- Pedestrian and bicycle facilities will be added as necessary to improve access and close gaps in the transportation network.
- Neighborhoods will generally include a mix of residential types and densities, as well as appropriate, small-scale retail and office uses.
- The City will utilize the Planned Unit Development Process, as appropriate, to achieve projects that integrate residential and non-residential uses in creative ways not achievable with standard zoning.

**Monticello's
Land Use**

Monticello's existing land use conditions as of 2013 are shown on the Existing Land Use Map on the previous page (a full size map can be found in **Appendix C**). The Monticello planning area extends 1.5 miles from the current city limits. Much of this planning area (84%) is currently in Agricultural or Open Space use, as indicated by the pie chart below and on the left. The next largest portion is Residential (8%).

The second pie chart, below right, shows the mix of uses for the area only within the City's municipal boundary. A significant portion of the city (27%) is currently dedicated to Residential. Almost as much land, 23%, is dedicated to right-of-way, water and other miscellaneous uses. Refer to **Appendix C** for more information regarding existing land uses, including *Productive Agricultural Areas*, and *Development Limitation Areas*.



Future Land Use Map

The Future Land Use (FLU) Map (opposite) identifies categories of similar use, character and density. These use categories are described in the preceding pages, including an explanation of the City's intent along with design and development strategies for each.

The FLU map and the corresponding text are to be consulted whenever development is proposed, especially when a zoning change or land division is requested. Zoning changes and development shall be consistent with the use category shown on the map and the corresponding text.

Where uses in this map differ from the current use, it is not the general intent of the City to compel a change in zoning or a change in use. Except in rare instances when the City may actively facilitate redevelopment of a priority site, the City's use of this map will be only reactive, guiding response to proposals submitted by property owners.

Amending the Future Land Use Map

It may from time to time be appropriate to consider amendments to the Future Land Use Map. See **Chapter 5** for a description of the procedural steps for amending any aspect of this plan. The following criteria should be considered before amending the map.

Agricultural

The land does not have a history of productive farming activities, does not contain prime soils (see *Prime Agriculture Map* in **Appendix C**), or is not viable for long-term agricultural use. The land is too small to be economically used for agricultural purposes, or is inaccessible to the machinery needed to produce and harvest products.

Compatibility

The proposed development, or map amendment, will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing residential neighborhoods. A petitioner may indicate approaches that will minimize incompatibilities between uses.

Natural Resources

The land does not include important natural features such as wetlands, floodplains, steep slopes, scenic vistas or significant woodlands, which will be adversely affected by the proposed development. The proposed building envelope is not located within the setback of Floodplain zones (raised above regional flood line). The proposed development will not result in undue water, air, light, or noise pollution. Petitioner may indicate approaches that will preserve or enhance the most important and sensitive natural features of the proposed site.

Emergency Vehicle Access

The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles.

Ability to Provide Services

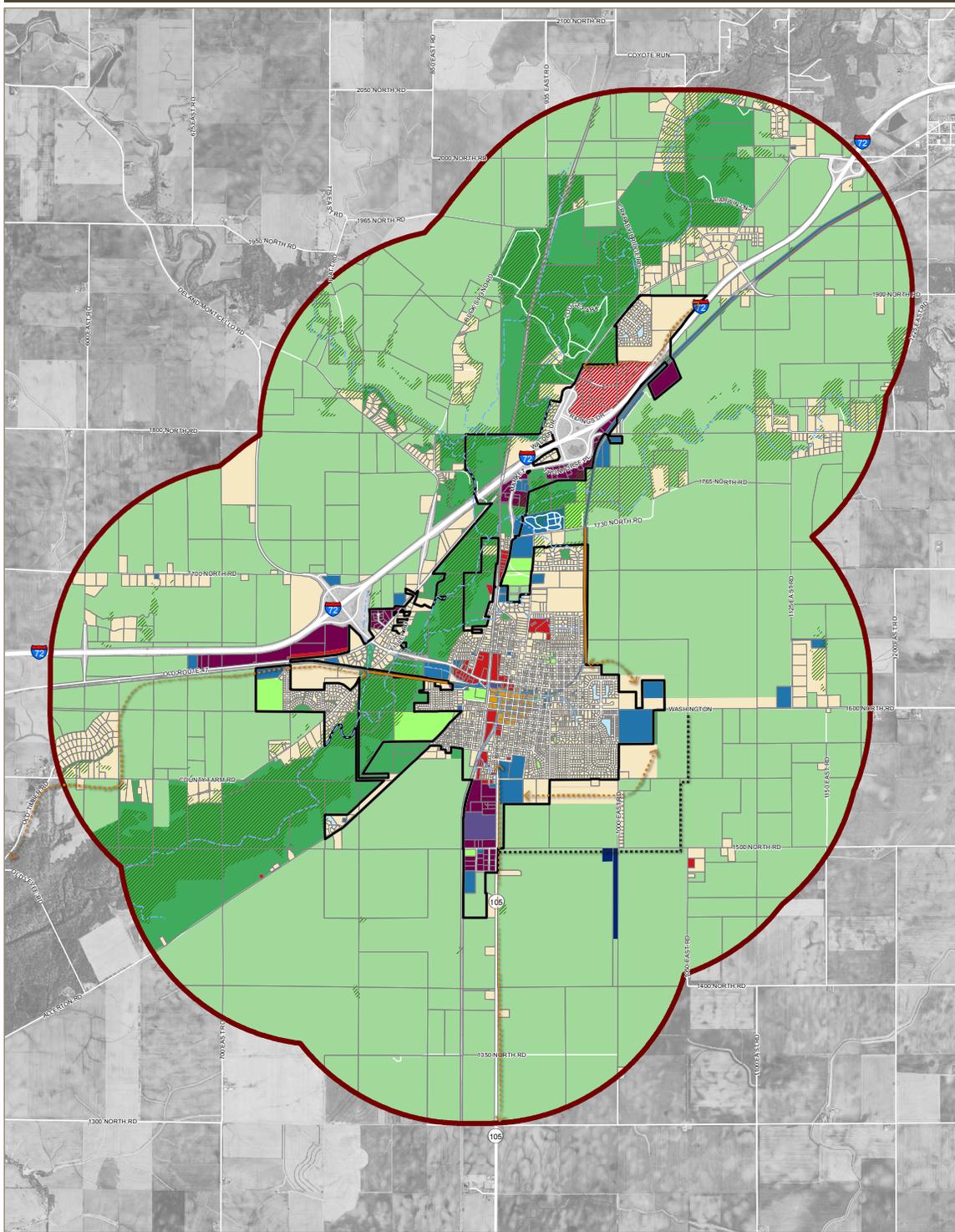
Provision of public facilities and services will not place an unreasonable financial burden on the City. Petitioners may demonstrate to the City that the current level of services in the City, or region, including but not limited to school capacity, transportation system capacity, emergency services capacity (police, fire, EMS), parks and recreation, library services, and potentially water and/or sewer services, are adequate to serve the proposed use. Petitioners may also demonstrate how they will assist the City with any shortcomings in public services or facilities.

Public Need

There is a clear public need for the proposed change or unanticipated circumstances have resulted in a need for the change. The proposed development is likely to have a positive fiscal or social impact on the City. The City may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.

Adherence to Other Portions of this Plan

The proposed development is consistent with the general vision for the City, and the other goals, objectives, and policies of this Plan.



Future Land Use

CITY OF MONTICELLO
PIATT COUNTY, ILLINOIS

- | | | | |
|------------------------|----------------------------------|-------------------------|-------------------------------------|
| PLANNING AREA | FORESTED AREA | RURAL LANDS | BUSINESS PARK |
| MONTICELLO CITY LIMITS | TRAILS | OPEN SPACE/CONSERVATION | HIGHWAY BUSINESS / LIGHT INDUSTRIAL |
| TAX PARCEL | PROPOSED TRAIL CONNECTIONS | PARKS & RECREATION | INDUSTRIAL |
| RAILROAD | PROPOSED ROAD EXPANSION/UPGRADES | RESIDENTIAL | PUBLIC/INSTITUTIONAL |
| RIVERS & STREAMS | | MIXED USE | AIRPORT |
| | | COMMUNITY BUSINESS | WATER |

DATA SOURCES:
PARCELS, MONTICELLO CITY LIMITS, AND ROADS PROVIDED BY PIATT COUNTY;
RIVERS, STREAMS, AND WATERBODIES PROVIDED BY THE USGS
NATIONAL HYDROGRAPHIC DATASET;
RAILROADS PROVIDED BY THE US Census BUREAU;
EXISTING LAND USE DERIVED FROM LAND USE INFORMATION PROVIDED BY PIATT COUNTY;
FORESTED AREAS DERIVED FROM 2012 COOL PLAN (DATA FROM USDA/NRCS);
AERIAL IMAGERY PROVIDED BY THE USDA (NAP 2012).



Using the Future Land Use Map

The future land use categories identify areas of similar use, character, and density. These classifications are not zoning districts - they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, density, etc.); However, they do identify those Monticello Zoning Ordinance districts that currently fit within each future land use category. In some cases, potential revisions to the zoning ordinance are noted. The strategies listed with each category are provided to help landowners and City officials make design decisions during the development process consistent with the intent of the land use category. These strategies may be used to help determine whether to approve a rezoning, which zoning district to apply, and what conditions to set, if any. Many categories also feature design recommendations.

The *eleven* categories designated on the Future Land Use Map are:

- **RL** - Rural Lands
- **OS/C** - Open Space/Conservation
- **P** - Parks & Recreation
- **R** - Residential
- **MU** - Mixed Use
- **CB** - Community Business
- **BP** - Business Park
- **HB/LI** - Highway Business / Light Industrial
- **I** - Industrial
- **P/I** - Public / Institutional
- **A** - Airport

Rural Lands (RL)

This land use category is intended for areas where the rural character will be preserved, primarily located in the City’s extraterritorial jurisdiction and unlikely or infeasible for urban development prior to 2034. Uses allowed in this future land use category include farming, farmsteads, forestry, open space, rural residential, farm family businesses, or other agriculture-related businesses. The majority of these lands are undeveloped; however they may contain farmsteads or residential developments generally with a minimum lot size of 10 acres. To prevent potential conflicts with farm operations, new housing should locate at the edges of fields, on non-productive lands, and away from hydric (wet) soils. Developments within this category are served by private wells and on-site waste treatment (septic) systems.



Open Space / Conservation (OS / C)

Open Space and Conservation areas are lands which City wishes to protect because they are vital to the region’s ecosystem and/or they are considered an important part of the City’s character and culture. Conservation areas may include land that is restricted from development due to slope or wetland characteristics, generally identified on the Development Limitations Map in this plan. Conservation areas may also include land that is otherwise developable but which the City chooses to protect by preventing such development. The intended use for Conservation land is passive recreation (bike and walking paths, cross country ski trails, etc.).



Parks & Recreation (P)

This land use category includes property where active recreation is the primary activity and where there is typically no commercial or residential use. The City, County, or State usually owns these properties. Some stormwater management or other utility/institutional uses (e.g., water towers) maybe located within these areas. These lands can be public or privately owned.



Residential (R)

This land use category is intended for existing and planned neighborhoods that feature a mix of housing types with the majority of homes consisting of single-family and duplex units. These neighborhoods will be served by municipal sanitary sewer and water systems. Municipal and institutional land uses (parks, schools, churches, and stormwater facilities) may be built within this district area. The preferred density range is 2-8 units per acre.

**Mixed Use (MU)**

This land use category is intended for pedestrian-oriented commercial, office, entertainment, civic/institutional, and residential uses in a “traditional downtown setting” with on-street parking and minimal building setbacks. This area will remain as the City’s focal point and activity center. Businesses that are encouraged for this area include restaurants, small grocery or specialty food shops, laundromats, hairdressers/barbers, jewelers, hardware stores, small professional/business offices uses that reinforce the City center’s “small-town” character. Several parcels within this area are under-utilized or are in disrepair and are candidates for redevelopment. The City will actively promote the rehabilitation or redevelopment of these parcels for commercial, civic, or mixed uses. Uses in the MU area are expected to be integrated both vertically and horizontally.

**Community Business (CB)**

This land use category is intended for office and retail that need large tracts of land unavailable within the small-scale downtown area, but which can be integrated with residential neighborhoods. Community Businesses may include bowling alleys, supermarkets, furniture stores, banks, larger professional/business offices and similar commercial uses.

Business Park (BP)

Business park areas are intended for showrooms, warehousing, storage, and light industrial uses with associated office functions. Business park developments are usually designed in a unified manner and feature public and private landscaping, directory signage and/or entry features.



Highway Business / Light Industrial (HB / LI)

This land use category accommodates large-scale commercial, office, and light industrial uses with locational requirements and operational characteristics not suitable within Community Business or Mixed Use districts. Highway Businesses / Light Industrial may include hotels/motels, high-volume restaurants and drive-thru establishments, gas stations, auto-repair, and other high-traffic uses.



Industrial (I)

This land use category is appropriate for indoor manufacturing, warehousing, distribution, office and outdoor storage usage. The intensity of industrial development is regulated by the City's zoning ordinance.



Public / Institutional (P / I)

This land use category includes properties owned by the City, the school district, and religious institutions. These uses are planned to remain at their present locations in and near the center of the City to continue to conveniently serve residents.



Airport (A)

The primary intent of this classification is to identify land dedicated solely for the purpose of air transportation. Generally airports are owned by local, regional or national government bodies who then lease the airport to private corporations who oversee the airport's operation.



Rural Lands

The Rural Lands category is intended to preserve land and rural character in areas deemed unlikely or infeasible for urban development prior to 2034. Preferred uses in these areas include open space, farming, farmsteads, agricultural businesses, forestry, quarries, and limited rural residential on well and septic.

Suitable Zoning Districts

Most of the Rural Lands areas are outside the City limits and will likely remain so through 2034. Prior to annexation these lands are subject to Piatt County’s Zoning Ordinance.

County zoning districts:

- A-1 (Agricultural)
- A-C (Conservation)

City zoning districts:

- RU (Rural)

Land Use Strategies

RL-1: New homes should be sited on non-productive soils in ways that minimize disruption of agricultural use and avoid the creation of new access points to state highways. Small lots (e.g. 1.5 acres) are preferred, especially if the remaining land is in agricultural use.

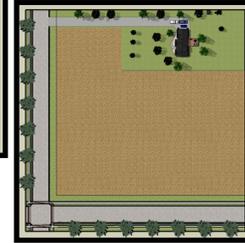
RL-2: Rural residential subdivisions containing 5+ homes are discouraged, except in areas where urban development is unlikely to occur, even many years from now.

RL-3: Rural residential subdivisions are strongly encouraged to utilize conservation design strategies that minimize the disruption of natural features and rural character.

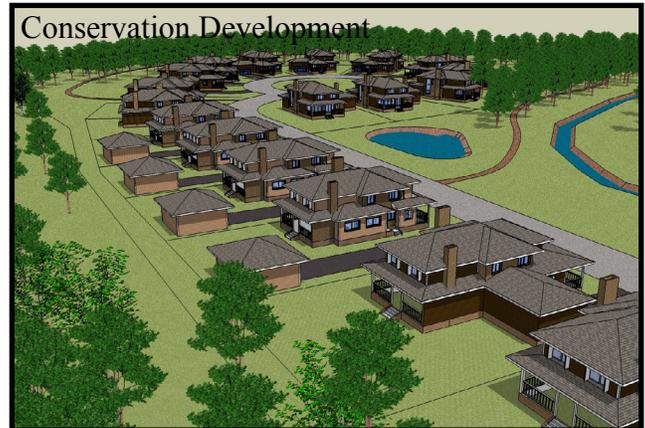
Desirable Layout #1



Desirable Layout #2



Discouraged Layout



Conservation development usually attempts to hide development from the main road(s) through natural topography, landscape buffers, and setbacks in order to preserve rural character.

TRADITIONAL DEVELOPMENT	CONSERVATION DEVELOPMENT
	
<p>DEVELOPMENT: 160 acres</p> <ul style="list-style-type: none"> - AVG LOT SIZE: 5 acres - # OF LOTS: 28 lots - DENSITY: 0.18 units/acre - BEHIND EACH LOT: Private lot <p>COMMON SPACE: 0 acres (0%)</p> <ul style="list-style-type: none"> - WOODLANDS: Private - LAKE & STREAM: Private - RECREATIONAL PATH: No 	<p>DEVELOPMENT: 160 acres</p> <ul style="list-style-type: none"> - AVG LOT SIZE: 1 acre - # OF LOTS: 44 lots - DENSITY: 0.28 units/acre - BEHIND EACH LOT: Open space <p>COMMON SPACE: 107 acres (67%)</p> <ul style="list-style-type: none"> - WOODLANDS: Public (preferred) - LAKE & STREAM: Public (preferred) - RECREATIONAL PATH: Yes

Open Space / Conservation

The Open Space and Conservation category was created with the intent of protecting areas vital to the region's ecosystem as well as the City's recreation character and culture. Conservation areas include land that is restricted from development due to natural conditions such as slope, soil type, erosion, flooding, vegetation, or wetlands. The Conservation areas also include land that is otherwise developable but which the City chooses to protect by preventing such development. The intended use for Conservation land is passive recreation (bike and walking paths, canoeing, cross country ski trails, etc.).



Suitable Zoning Districts

These uses are permitted in almost all zoning districts.

County zoning districts:

A-1 (Agricultural)

A-C (Conservation)

City zoning districts:

RC - (Conservation)



Land Use Strategies

OP / C-1: Limit development for at least 750 feet on either side of the Sangamon River to create a continuous "greenbelt" through Monticello.

OP/C-2: Create passive recreational opportunities through the greenbelt such as canoeing, bicycling, walking/running, and hiking.

OP/C-3: Ensure a connection of the greenbelt to other destinations, such as, Allerton Park to bring visitors from Allerton into, through, and around the City.

Parks & Recreation

Parks and recreation areas are intended for active recreational uses which are open to the public and might be owned by the City, County, State, or Federal Governments.

Suitable Zoning Districts

These uses are permitted in almost all zoning districts.

Land Use Strategies

P-1: Existing natural areas identified as Parks and Recreation are to be preserved, though limited access should be provided to foster awareness and appreciation for the area.

P-2: The development and improvement of future Parks and Recreation areas should be focused on expanding/connecting a trails system.

P-3: The development and improvement of indoor recreational opportunities should be explored.

P-4: The development and improvement of outdoor recreational opportunities should be explored.

P-5: The Parks Master Plan should be referenced and updated regularly to ensure the development of recreational facilities to suit the needs of the community.

P-6: All residents will have access to parks and recreation facilities.



Excerpts from the 2013
Outdoor Park & Recreation Master Plan.



**2013
OUTDOOR PARK AND RECREATION
MASTER PLAN**

December 9, 2013



ROBERT C. BURKE MEMORIAL PARK

PLACEMENT AND SURROUNDINGS

- 6 acres located at Railroad and West Union on the West side of Monticello

HISTORY

- The Park is named for the late Robert C. Burke, a Congressional Medal of Honor recipient from Monticello.
- In 2010 the City opened the new aquatic facility following a referendum

EXISTING FEATURES / SUMMARY

- Public basketball, tennis, and volleyball courts
- Playground equipment, benches, and picnic tables are available
- Gazebo, flower gardens, memorial trees, and most trees in the park are tagged and identified
- Abraham Lincoln memorial. The Memorial was refurbished in the summer of 2006 as an Eagle Scout Project done by Jared Lambert
- Community Aquatic Facility
- 5,000 square ft. bathhouse building with a full basement for water filtration, treatment, recirculation equipment, & storage.
- 5,750 square ft. main pool with a 6 lane 25 meter competition area. (Depth varies from 3 - 5 feet)
- 12 foot deep diving well with a 1 meter and 3 meter board
- 15 foot tall by 63 ft. long Flume Water Slide
- 2,400 square foot Zero Depth pool with 16 water features
- Lounge chairs located throughout the facility
- Large deck umbrellas for shade
- Locker rooms and shower facilities
- Concession stand
- Private Party Rental Room and Arcade Game room



The City of
Monticello

Outdoor Recreation Master Plan
Section 4 –pg. 12

The City of
Monticello

Outdoor Recreation Master Plan
Section 4 –pg. 4

Residential

The Residential areas are intended for a variety of housing options with densities that range from two (2) to eight (8) units per acre. While residential development will predominately be single-family detached units, there is potential for some doubles and other lower density attached housing units. There is land currently available within the City Limits to develop new residential units, however, areas outside of and contiguous to the City have also been identified and would need to be annexed to connect to City services.

Suitable Zoning Districts

RE-1 (Single Family Residential)

RM (Multi-Family Residential)

RD (Urban Residential)

RS (Suburban Residential)

**Do to changing standards and preferences in housing, only one (1) residential zone has been identified for the FLU of this plan. Proposals will be reviewed by City Staff on a case by case basis to ensure the developments meet the intent of the Comprehensive Plan and Zoning Ordinance.*

Land Use Strategies

R-1: Urban services will be required for all new development within the City limits, including municipal water, wastewater, and stormwater management systems.

R-2: Residential uses should be developed to include trails for bicycle transportation and recreation.

R-3: Though housing is the predominant use in most residential neighborhoods, healthy, balanced neighborhoods may also include other uses that support the needs of residents, including:

- Parks and recreational facilities
- Small municipal and institutional facilities (e.g. learning center, library, fire station, etc.)
- Community centers
- Places of worship

- Day care centers
- Small commercial that serves neighborhood needs

R-4: The City will encourage and support the creation of neighborhood plans for growth areas and for existing neighborhoods experiencing redevelopment, to pro-actively determine how varied housing types and uses can be appropriately integrated into the neighborhood, and to establish a unique identity for each neighborhood.

R-5: Infill development will protect the character of existing residential neighborhoods.

Design Strategies

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.

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.



This graphic illustrates how single-family homes can use varying techniques to create a relationship with the street (see text for technique descriptions).

Consider the following techniques (see graphic on previous page):

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 and 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 (*see graphic below*). Limited uplighting is acceptable for architectural accentuation, flag lighting, and to highlight key civic features (e.g. church steeples).



Mixed Use

The Mixed Use (MU) area is intended to provide a unique mix of commercial, residential, public and related uses in a pedestrian-friendly environment. It is expected that the downtown area will continue to include a mix of retail and service commercial, office, institutional, higher density residential, public uses and/or park and recreation uses. Uses in the MU area are expected to be integrated both vertically and horizontally. Currently, Monticello does not have a mixed use (or similar) district in the current zoning ordinance. Adding such a district which would help to enhance the already different commercial nature of Downtown and keep it separate from other commercial areas in Monticello.

Suitable Zoning Districts

B (Business)

RD (Urban Residential)

Land Use Strategies

MU-1: Older buildings with architectural character and historical interest are important to the image of the entire community. The City encourages and supports adaptive reuse projects that retain and restore the historic character of the structure.

MU-2: The City will ensure all structures meet current building code standards to ensure the welfare and safety of the public.

MU-3: They City will continue to update right-of-ways throughout the downtown to enhance the pedestrian experience and allow for safer, more flexible public and pedestrian spaces.

MU-4: Wayfinding signage to key downtown locations is critical, especially for visitors. The City will develop an attractive and cohesive signage system from primary downtown entry points to key locations within the Downtown and throughout the City and Region.

Design Strategies

The City encourages all new development and

redevelopment in the downtown mixed use area to maintain the historic urban fabric and character. For more specific design guidelines, see the **Monticello Downtown Enhancement Plan**.

Design Context and 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 (*see side bar*):

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. (*See side bar*)

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.



An examples of a building with a good relationship to the street.



These images provide good examples of screened services areas.

Community Business

This land use category is intended for office and retail that need large tracts of land unavailable within the small-scale downtown/mixed use area, but which can be integrated within and on the edge of residential neighborhoods. Community Businesses may include bowling alleys, supermarkets, furniture stores, banks, larger professional/business offices and similar commercial uses.

Suitable Zoning Districts

B (Business)

Land Use Strategies

CB-1: Commercial areas should generally be served by public transit, a contiguous sidewalk network, and safe bike routes to connect to the neighborhoods and the rest of Monticello.

CB-2: The City encourages and supports investment in small neighborhood commercial uses and sites in existing neighborhoods. Sites deemed no longer viable for commercial use should be considered for residential redevelopment.

CB-3: (Re)Development will be well designed to integrate with the character of the surrounding neighborhood and will not endanger the health, safety and welfare of the neighborhood. High-quality, long-lasting materials will be used.

CB-4: Native landscaping and other aesthetically appealing elements will be used to enhance commercial properties.

Design Strategies

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.

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. (*See side bar*)

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 stalls to reduce congestion. (*See side bar*)

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. (See side bar) 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.



Building Projections - Awnings or canopy structures help define the building entrances and provide visual interest along the street frontage.



Parking, Landscaping & Screening - The above concept illustrates shared parking between two developments connected by an access drive and includes vegetative buffers along all pedestrian routes.



Business Park

Business park areas are intended for offices, showrooms, warehousing, storage, and light industrial uses with associated office functions. Business park developments are usually designed in a unified manner and feature both public and private landscaping, and common directory signage and/or site entry features.

Suitable Zoning Districts

B (Business)

IC (Planned Industrial/Commercial Zone)

Land Use Strategies

BP-1: Business parks should be served by public transit, a contiguous sidewalk network, and safe bike routes.

BP-2: The City will work with property owners and developers to establish a new business park surrounding Kirby Hospital.

BP-3: Any new business parks will utilize design standards to establish and maintain a consistent and quality appearance.

Design Strategies

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

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. (*See sidebar*)

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.



Examples of common directory signs at business/industrial park entrances.

Highway Business / Light Industrial

Commercial areas are intended for retail, service, and office uses that serve neighborhood, community and regional markets. Examples include large retail and service businesses, offices, clinics and health care facilities, hotels, restaurants and entertainment businesses, storage, and automobile sales and services. The type and size of use will be determined by location and market forces.

Suitable Zoning Districts

B (Business)

IC (Planned Industrial/Commercial Zone)

I (Industrial)

Land Use Strategies

HB/LI-1: Highway Commercial areas should generally be served by public transit, a contiguous sidewalk network, and connected to safe bike routes.

HB/LI-2: The City encourages and supports investment in highway commercial businesses, especially commercial along I-72 and near the interchanges.

HB/LI-3: The City encourages the development of a Light Industrial Park south of town on Market Street.

Design Strategies

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

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. (See sidebar)

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 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 nearby residential property. Limited uplighting is acceptable for architectural accentuation, flag lighting, and to highlight key civic features (e.g. church steeples and flag poles).

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.



There are many ways to architecturally define building entrances on office/industrial buildings. Above are a few examples with varying degrees of protection provided.

Industrial

Industrial areas are intended for light or heavy manufacturing, warehousing, distribution, wholesale trade, accessory offices, and similar uses. Industrial areas are typically larger, individual sites not part of a larger business park.

Suitable Zoning Districts

I (Industrial District)

Land Use Strategies

I-1: Industrial areas should be located near regional transportation routes. Uses with a large workforce should also be served by public transit when available/feasible.

Public / Institutional

Public and institutional areas are intended for churches, schools, cemeteries, art and cultural facilities, government facilities and other parcels that are 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.

Land Use Strategies

P/I-1: Decommissioned public properties, such as schools and libraries, should be reused or redeveloped in ways compatible with the surrounding neighborhood. The City will partner with the School District/Library Board to consider reuse options and neighborhood concerns before a sale occurs.

Design Strategies

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.

Traffic and 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.

Airport

The primary intent of this classification is to identify land dedicated solely for the purpose of air transportation. Generally airports are owned by local, regional or national government bodies who then lease the airport to private corporations who oversee the airport's operation.

Suitable Zoning Districts

I (Industrial)

Land Use Strategies

A-1: Any proposed expansion of the airport should consider surrounding uses and compatibility of flight routes and hours.



Monticello

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Appendix A

Appendix B

Appendix C

Implementation & Action Plan

This Chapter outlines how the vision of the Plan is implemented in everyday decisions and annual goal-setting and budgeting. It also describes how and when the Plan should be amended. The Chapter also provides a plan for implementing the action items described at the end of each land use section in Chapter 3, and includes who is responsible for each action and an approximation for completion.

	Page
5.1 Guiding Daily Decisions	5-2
5.2 Guiding Annual Decisions	5-4
5.3 Action Plan	5-6
5.4 Amending the Plan	5-14

City Roles & Responsibilities

Responsibility for implementing this plan lies primarily with City Council, City Planning & Zoning Commission, and City Staff.

City Council

City Council sets priorities, controls budgets and tax rates, and often has the final say on key aspects of public and private development projects. The value and legitimacy of this plan is directly related to the degree to which Council members are aware of the plan and expect City actions to be consistent with this plan. Each council member should have a copy of this plan and should be familiar with the major goals and objectives described herein. City Council should expect and require that staff recommendations and actions both reference and remain consistent with this plan.

City Planning & Zoning Commission

Land use and development recommendations are a core component of this plan, and the seven members of the Planning & Zoning Commission (PZC) have a major role in guiding those decisions. Commission members must each have a copy of this plan and must be familiar with its content, especially Chapter 4: Land Use. It is generally the responsibility of the PZC to determine whether proposed projects are consistent with this plan, and to make decisions and recommendations that are consistent with this plan. In cases where actions that are inconsistent with this plan are deemed to be in the best interest of the City, the Planning & Zoning Commission should initiate efforts to amend the plan to better reflect City interests. This will help to reinforce the legitimacy of the plan as an important tool in City functions.

Moreover, this board advises the City Council on all matters related to variance requests from the City's Zoning Ordinance regulations, as well as serves as the appeals board for zoning rulings made by the City of Monticello City Council.

City Staff

Key City Staff have a significant influence on the

selection and completion of all kinds of capital and operational projects. It is imperative that individuals in key roles know about, support, and actively work to implement the various strategies and actions in this plan. Specifically, the following people should consult and reference the comprehensive plan during goal-setting and budgeting processes, during planning for major public projects, and in the review of private development projects:

- Superintendent of City Services
- Director of Community Development
- Recreation Director
- Building Inspector
- Public Works Director

These key staff members are expected to know and track the various goals, objectives, strategies and actions laid out in this plan, and to reference that content as appropriate in communications with residents and elected and appointed officials. All other department directors should also be aware of the plan and the connections between the plan and City projects. The purpose of this extra effort is to strengthen staff recommendations and reinforce the plan as a relevant tool integral to City functions.

The City Superintendent, as lead administrative official of the City, is responsible for ensuring that other key staff members are actively working to implement this Comprehensive Plan.

Education & Advocacy

Implementation of this plan also depends, to a great degree, on the actions and decisions of entities other than City government. The Action Plan (see *Section 5.3* of this Chapter) indicates responsible parties that the City of Monticello does not control or direct. These include, and are not limited to:

- Community Unit School District #25
- Chamber of Commerce
- Monticello Main Street
- Arts Council
- Monticello Railway Museum
- Tourism Bureau
- Allerton Park
- Piatt County
- Illinois Department of Transportation

It is necessary to persuade these entities to be active partners in the implementation of the goals, objectives, and strategies of this plan. The following City activities can support this effort:

- Share this plan with each organization, including a memo highlighting sections of the plan that anticipate collaboration between the City and the organization.
- Take the lead role in establishing a collaboration.
- Know and communicate the intent of relevant objectives and strategies - partner organizations need to understand and buy in to the rationale before they will act.

Utilizing Existing Tools

Many of the strategies identified in this plan presume the use of existing City ordinances and programs. The City's key implementation tools include:

Operational Tools

- Annual Goal-Setting Process
- Annual Budget Process
- Capital Improvement Program
- Strategic Plan
- Master Plans (Comp Plan, Bicycle, Outdoor Parks and Recreation, etc.)

Regulatory Tools

- Land Use Regulations (includes landscape and architectural regulations)
- Site Design Standards
- Historic Preservation Ordinance
- Building and Housing Codes
- Zoning Ordinance

Funding tools

- Tax Abatement
- Tax Incremental Financing (TIF) Districts
- Enterprise Zones
- State and Federal Grant Programs

Annual Report

To provide lasting value and influence, this plan must be used and referenced regularly, especially during budgeting and goal setting processes. To inform these annual processes, City planning staff will prepare, with input from other departments and the City Superintendent, a concise Comprehensive Plan Annual Report with the following information:

- Action items in progress or completed during the prior 12 months (celebrate success!)
- Staff recommendations for action items to pursue during the next 12 months.
- City actions and decisions during the past 12 months not consistent with the plan (if any).
- Staff recommendations for any amendments to the adopted plan.

Link to Annual Goals and Budget

The most important opportunity for this plan to influence the growth and improvement of the City is through the annual goal-setting, budgeting and capital planning processes. These existing annual efforts determine what projects will and will not be pursued by the City, and so it is very important to integrate this plan into those processes every year.

The compilation of actions in the next section is a resource to support decisions about how and where to invest the City's limited resources. The Annual Report should draw from these actions. Planning Commission should make formal recommendations for Council consideration, identifying those choices and commitments most likely to further the goals and objectives identified in this plan.

The following process and schedule is recommended:

July

Staff completes the Comprehensive Plan Annual Report.

August

Planning Commission considers Annual Report and makes formal recommendation to Council regarding action items to pursue and comprehensive plan amendments.

September

Department Directors consider Annual Report and Planning Commission recommendations, complete goal setting exercises. Council holds a public hearing and considers adoption of any comprehensive plan amendments.

October

City Council Goal Setting

November to February

Budget preparation process

March

Budget Adopted



About the Action Plan

The following pages feature a compilation of actions identified in **Chapter 3** to help the City achieve its various goals and objectives.

Target Completion

The “deadlines” identified to achieve these actions are not firm - rather they are indications of when the City may choose to pursue an action based on its importance or difficulty. Where multiple deadlines are noted, this indicates an ongoing or repetitive activity.

Responsible Parties

Most of these actions require leadership and effort by multiple people and organizations. These tables indicate those parties considered necessary for implementation.

Potential Funding Sources

Most of these actions come with some cost. It is presumed that most *could* be supported by tax revenue from the City’s general fund. Where other sources of potential funding may exist, such as grant programs, these are noted.

Housing Action Items	Target Completion			Responsible Parties	Potential Funding Sources	Complete
	2015-2017	2017-2022	2022-2034			
1 Continually analyze zoning and subdivision ordinances to ensure quality housing that meets current standards and needs.	***Ongoing***			City Staff, Plan Commission, City Council		
2 Update land development ordinances to require components of traditional neighborhood design and consideration of existing neighborhood context. Greenspace, trails, landscaping and well design hardscape should all be considered.	X			City Staff, Plan Commission, City Council		
3 Explore incentives to promote rehabilitation of existing housing within a historic preservation context.		X		City Staff, Historic Preservation Commission, Plan Commission, City Council	Illinois Historic Preservation Agency, Community Development Assistance Program	
4 Evaluate surrounding communities’ incentive programs and types/styles for residential development to ensure Monticello remains competitive in housing development.	***Ongoing***			City Staff, Realtors		



Public Infrastructure & Utilities Action Items	Target Completion			Responsible Parties	Potential Funding Sources	Complete
	2015-2017	2017-2022	2022-2034			
1 Conduct regular review of sewer/water capacities to serve future growth and development.	***Ongoing***			Public Works, City Council	CDAP - Public Infrastructure, IEPA State Revolving Loan Fund, TIF	
2 Pursue shared services among governmental agencies as opportunities arise. Especially around I-72.	***Ongoing***				City Council	
3 Adopt Bicycle Master Plan	X					
4 I and I Program Implementation	***Ongoing***			Public Works, City Council	CDAP - Public Infrastructure	
5 Stormwater Management Plan		X		Public Works, City Council	TIF	
6 Use good retention/detention methods for new development and ensure methods are used in redevelopment projects.	***Ongoing***			Public Works, City Council		
7 Conduct a stormwater feasibility study		X		Public Works, City Council		
8 Implement Stormwater Management Plan			X	Public Works, City Council	Stormwater Utility Fees, TIF	

Transportation & Mobility Action Items	Target Completion			Responsible Parties	Potential Funding Sources	Complete
	2015-2017	2017-2022	2022-2034			
1 Analyze future road extensions and connections for future development areas to maintain proper street connections and traffic flow.	***Ongoing***			City Staff		
2 Require sidewalks for all new development and major redevelopment projects, whether sidewalks currently exist adjacent or not. Encourage neighboring properties to install sidewalks.	X			City Staff, Plan Commission, City Council		
3 Work with IDOT to ensure safe and proper crossings on 105 in the Downtown.	X			City Staff, IDOT	IDOT, ITEP, SRTS, TIF	
4 Assess need for bike racks throughout the community.	X			City Staff	Community Foundation of East Central Illinois, TIF	
5 Initiate a trail system and interconnectivity of parks.	***Ongoing***			Parks and Recreation	ITEP, IDNR, TIF	
6 Increase accessibility throughout the community by the continued installation of ADA curb ramps.	***Ongoing***			City Staff	Safe Routes to School, TIF	
7 Install sidewalks where none currently exists.	***Ongoing***				Safe Routes to School, TIF	



Economic Prosperity Action Items	Target Completion			Responsible Parties	Potential Funding Sources	Complete
	2015-2017	2017-2022	2022-2034			
1 Identify and plan for infrastructure investments required to make priority development/redevelopment sites more competitive for economic development.	***Ongoing***			City Staff	TIF	
2 Identify funding sources and mechanisms for public realm and capital improvements to support economic development.	***Ongoing***			City Staff		
3 Identify target business types and offer incentives to businesses in those sectors to locate or expand in Monticello.	***Ongoing***			City Staff	TIF	
4 Develop and implement an internship and summer job programs to encourage residence of youth after college.	***Ongoing***			City Staff, U of I Extension, Local Businesses		
5 Coordinate with local educational institutions to identify employment growth opportunities.	***Ongoing***			City Staff, Illinois Workforce Development		
6 Coordinated Tourism Marketing Plan to promote Monticello as a year-round "Over Night Destination".	X			City, Main Street, Chamber, Hotels, Allerton, Tourism Entities, Railway Museum		
7 Continuously update the City website and all social media outlets to emphasize the assets of Monticello as a vibrant, modern community with a rich history and an exceptional quality of life not found in surrounding communities.	***Ongoing***			City Staff		
8 Continue to develop the easy to understand "one-stop-shop" for economic development on the City website, with links to partner resources.	***Ongoing***			City Staff		
9 Evaluate potential public/private partnerships for community benefit.	X			City Staff, Developers, Entrepreneurs	DCEO; TIF	

Economic Prosperity Action Items	Target Completion			Responsible Parties	Potential Funding Sources	Complete
	2015-2017	2017-2022	2022-2034			
10 Participate in monthly communications with key stakeholders to discuss the future of the area and maintain an open dialogue among entities.	***Ongoing***			Chamber, City, Main Street, Local Developers		
11 Adopt the Design Guidelines outlined in the Downtown Enhancement Plan to promote, protect, and enhance the character of the area.	X			City, Main Street, Downtown Stakeholders		
12 Create and enhance entry features to the community and to the downtown (e.g. landscaping, signage, banners, gateways, monuments, etc.).		X		City, Main Street	Illinois Transportation Enhancement Program; TIF	
13 Continue to evaluate properties and areas for listing on the National Register of Historic Places to further solidify Monticello as a historic community and to enable properties to access historic tax credits.	***Ongoing***			City, Historic Preservation Commission, Illinois Historic Preservation Agency		
14 Promote growth of tax base in all areas of the community, including infill, redevelopment and improvements in existing developed areas and continued growth in planned new development areas.	***Ongoing***			City, Developers		
15 Encourage businesses to be friendly toward elderly and families - i.e. automatic doors.	***Ongoing***			City Staff, Business Owners, Developers		



Agricultural & Natural Resource Action Items	Target Completion			Responsible Parties	Potential Funding Sources	Complete
	2015-2017	2017-2022	2022-2034			
1 Consider the adoption of best management practices (BMPs) for stormwater management and low-impact development.	X			Public Works City Staff	Rural Development, National Resources Conservation Services	
2 Consider the adoption of regulations for conservation and restoration of natural features during development.	X			City Staff		
3 Adopt stormwater and low-impact BMP requirements for City facilities and operations.	X			City Staff		
4 Update erosion control regulations and increase enforcement.	X			City Staff, NRCS		
5 Work to identify local point and non-point source pollution and implement steps for remediation.	X			City Staff, NRCS		
6 Develop a stormwater education program to inform citizens of BMPs including the use of rain barrels, rain gardens, green roofs, permeable paving, etc.	X			City Staff, SWCD, U of I Extension	Green Infrastructure Grants, U of I Extension	
7 Continue supporting the Farmer's Market	***Ongoing***			Main Street, City		
8 Create a "green belt" along the Sangamon River to protect water and create recreational opportunities.	X			City, NRCS, SWCD, IDNR, LCF	IDNR, NRCS, SWCD	

Community Facilities & Services Action Items	Target Completion			Responsible Parties	Potential Funding Sources	Complete
	2015-2017	2017-2022	2022-2034			
1 Continue to facilitate and improve park and recreation facilities, programs, amenities and special events.	***Ongoing***			Parks and Recreation City Staff, Main Street, Private Clubs	IDNR	
2 Study feasibility of a Community Indoor Recreation Facility.	X			City Staff, School District		
3 Improve supply of information (uniform interpretive signage, websites, online forms, maps, etc.) at and for community facilities and key attractions.	X			City Staff, School District, Businesses		
4 Pursue grants to update community facilities.	***Ongoing***			City Staff		
5 Evaluate parks for compliance with ADA standards and prepare a transition plan to make necessary changes over time.	X			Parks and Recreation	IDNR	
6 Create Wi-Fi spots at key community facilities, including parks.	X			Parks and Recreation, Forest Preserve		
7 Umbrella Wi-Fi for entire city .			X			
8 Fully utilize the potential with fiber optic connection now available in Monticello.	***Ongoing***					
9 Develop a Public Art/Cultural Master Plan.	X			Arts Council, Developers, Main Street, MTA		
10 Include a public arts component in development Requests for Proposal for City-owned sites.	***Ongoing***			City Staff, Developers		
11 Continue to support the development of Historic Preservation and consider a Historic Preservation Action Plan.	X			Historic Preservation Commission		
12 Develop and maintain guidelines for development in historic districts.		X		Historic Preservation Commission		
13 Adopt and Implement Downtown Enhancement Plan.	X			City, Main Street	TIF	
14 Construct and maintain uniform interpretive wayfinding signage at key attraction locations to further promote the assets of the community.	X			City, Main Street, Chamber	TIF, ITEP	



Collaboration & Partnerships Action Items	Target Completion			Responsible Parties	Potential Funding Sources	Complete
	2015-2017	2017-2022	2022-2034			
1 Develop an official City policy on the use of public incentives to support private development.	X			City Staff, Main Street	Façade Improvement Grant	
2 Host monthly meetings with regional partners to explore ways in which collaboration on programs or services can improve quality, access, and efficiency.	X			City, Piatt County, School District, Library		
3 Communicate with other jurisdictions whenever service contracts or major capital improvements are up for consideration, to identify cost savings opportunities through partnerships and shared service arrangements.	***Ongoing***			City, Piatt County, School District, Library		
4 Tourism Board will meet more regularly to ensure effective promotions.	X			City, Main Street, Chamber, Allerton, Railway Museum		

Plan Monitoring, Amending and Updating

Although this Plan is intended to guide decisions and actions by the City over the next 10 to 20 years, it is impossible to accurately predict future conditions in the City. Amendments may be appropriate from time to time, particularly if emerging issues or trends render aspects of the plan irrelevant or inappropriate. The City may be faced with an opportunity, such as a development proposal, that does not fit the plan but is widely viewed to be appropriate for the City. Should the City wish to approve such an opportunity, it should first amend the plan so that the decision is consistent with the plan. Such amendments should be carefully considered and should not become the standard response to proposals that do not fit the plan. Frequent amendments to meet individual development proposals threaten the integrity of the plan and the planning process and should be avoided.

Any changes to the plan text or maps constitute amendments to the plan and should follow a standard process as described in the following section. Amendments may be proposed by either the City Council or the Planning Commission, though a land owner or developer may also petition Planning Commission to introduce an amendment on their behalf.

Amendments may be made at any time using this process, however in most cases the City should not amend the plan more than once per year. A common and recommended approach is to establish a consistent annual schedule for consideration of amendments. This process can begin with a joint meeting of the Planning Commission and City Council (January), followed by Planning Commission recommendation (February), then public notice procedures leading to a public hearing and vote on adoption by City Council (March or April).

The 20-year planning horizon of this plan defines the time period used to consider potential growth and change, but the plan itself should be fully updated well before 2034. Unlike an amendment, the plan

update is a major re-write of the plan document and supporting maps. The purpose of the update is to incorporate new data and to ensure, through a process of new data evaluation and new public dialogue, that the plan remains relevant to current conditions and decisions. An update every ten years is recommended, though the availability of new Census or mapping data and/or a series of significant changes in the community may justify an update sooner.

Plan Amendment Process

In the years between major plan updates it may be necessary or desirable to amend this plan. A straightforward amendment, such as a strategy or future land use map revision for which there is broad support, can be completed in about six to eight weeks through the following process:

Step One

A change is proposed by City Council, Planning Commission, or staff and is placed on the Planning Commission agenda for preliminary consideration. Private individuals (landowners, developers, others) can request an amendment through the City Superintendent, who will forward the request to Planning Commission for consideration. Planning Commission decides if and how to proceed, and may direct staff to prepare or revise the proposed amendment.

Step Two

When Planning Commission has formally recommended an amendment, a City Council public hearing is scheduled and at least two weeks public notice is published. Notice of the proposed amendment should also be transmitted as appropriate to other entities that may be affected by or interested in the change, such as Piatt County or other Regional Agencies.

Step Three

City Council hears formal comments on the proposed amendment, considers any edits to the amendment, then considers adoption of the amendment.

Step Four

Staff completes the plan amendment as approved, including an entry in the plan's amendment log. A revised PDF copy of the plan is posted to the City web site and replacement or supplement pages are issued to City staff and officials who hold hard copies of the plan.



Monticello

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Appendix A

Appendix B

Appendix C

Community Indicators Report

The Community Indicators Report is a summary of current conditions and recent trends in Monticello, based on the best available data. The purpose of these indicators is to enable informed choices about the future of the City. This report is included as an appendix to the comprehensive plan so that it may be easily updated from time to time as new data becomes available.

	Page
A.1 Demographics	A-2
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A.4 Economic Prosperity	A-12
A.5 Agriculture & Natural Resources	A-20
A.6 Community Facilities & Services	A-24
A.7 Community Character	A-30
A.8 Collaboration & Partnerships	A-32
A.9 Land Use	A-34

About the Data

These indicators utilize a mixture of local, county, state, and federal data sources. The U.S. Census has historically been a key source of data for many community indicators. Much of the information previously collected by the decennial U.S. Census is now collected only by the American Community Survey (ACS). The ACS is an ongoing survey that collects sample data every year and reports estimates of population and housing characteristics. For communities smaller than 20,000 people, the best available estimates are reported as rolling averages over 5-year periods – they indicate average conditions over the reporting period rather than a snapshot of a single point of time. Because the ACS estimates are based on a sample of the population, they include some error. The margin of error is reported for each estimate, and is an indication of how reliable the estimate is. As a general rule, the ACS data is quite reliable at the State level, generally reliable at the County level, and less reliable at the municipal level. The margin of error makes the data much more difficult to interpret. To simplify tables in this plan, the reliability of each value is indicated simply by the formatting of the text. For each ACS estimate, the margin of error is divided by the estimate. If the error is 10% or less than the estimate, the value in the table is bolded and underlined. In graphs, the ACS data exceeding this 10% error threshold will be denoted at the bottom of the graph.

The second important note when using ACS estimates is that they cannot be compared to decennial census data because they are measured in different ways. While some of the tables in this report show both decennial census data and ACS data, caution should be used when trying to draw conclusions about trends by comparing the two sets of numbers.

This report is a summary of current conditions and recent trends in Monticello, based on the best available data. The purpose of these indicators is to enable informed choices about the future of the City.

	City		County		
	Number	Percent	Number	Percent	
1990	124	2.2%	79,364	5.0%	← Census data
2000	138	3.4%	100,601	6.0%	
2010	143	10.0%	145,452	7.0%	
Avg. 2007-2011	378		<u>253,053</u>		← ACS data

↑

error exceeds
10%

↑

error less than
10%



Population & Age Trends

Population trends for the City of Monticello show a 7.9% increase in population between 2000 and 2010, compared to 2.22% increase for Piatt County and 3.3% increase for the State during the same period.

Over the past 20 years (1990-2010) the population in the City of Monticello has increased by a staggering 21.9%, has increased in Piatt County by 7.6%, and increased in the State by 12.3%. Over the next 20 years (2010-2030) the population in the City of Monticello is conservatively projected to grow by 8.3%, in Piatt County by 7.8%, and in the State by 18.0%. County and State projections were calculated by the Illinois Department of Commerce and Economic Opportunity. MSA extrapolated those growth projections to estimate the growth of City.

In 2010, nearly 40% of the City population was over the age of 50, and the age group with the highest population in the City was those aged under 18 years (25.94%). The age group with the lowest population were those aged 20-24 with 4.04% which is mostly likely be due to this age group pursuing higher education opportunities outside the community.

POPULATION TRENDS & PROJECTIONS

Source: 2010 Census; MSA Projections

	City of Monticello	Piatt County	Illinois
1980	4,739	16,581	11,426,518
1990	4,549	15,548	11,430,602
2000	5,138	16,365	12,419,293
2010	5,548	16,729	12,830,632
2015	5,500	17,396	13,748,695
2020	5,711	17,748	14,316,487
2025	5,836	17,897	14,784,968
2030	6,008	18,034	15,138,849

SEX & AGE, 2010

Source: 2010 Census

	City of Monticello		Piatt County	
	Number	Percent	Number	Percent
Male	2,640	47.58%	8,271	49.44%
Female	2,908	52.42%	8,458	50.56%
				0.00%
Under 19	1,439	25.94%	4,360	26.06%
Over 19	4,109	74.06%	12,369	73.94%
20 - 24	224	4.04%	720	4.30%
25 - 34	588	10.60%	1,758	10.51%
35 - 49	1,099	19.81%	3,425	20.47%
50 - 64	1,148	20.69%	3,753	22.43%
65 & over	1,050	18.93%	2,713	16.22%
Totals	5,548		16,729	

Household Counts

Household trends for the City of Monticello show an 8.7% increase in households between 2000 and 2010, which was doubled that of the County (4.74%) and the State (5.34%) during that same time period.

Nationally, the number of persons per household has been declining in recent decades which has been explained by fewer children per family, an increase in single parent households, and an increase in life expectancy. In 2010, Monticello was below the National Average of 2.59 persons per household with only 2.37 persons per. Piatt County fell in between with 2.46 person per.

HOUSEHOLD COUNTS

Source: U.S. Census Bureau

	City of Monticello		Piatt County		Illinois	
	Persons Per	Number	Persons Per	Number	Persons Per	Number
1980		na/			2.76	4,045,374
1990		n/a			2.65	4,202,240
2000	2.34	2,146	2.50	6,475	2.63	4,591,779
2010	2.37	2,332	2.46	6,782	2.59	4,836,972

HOUSEHOLD PROJECTIONS, 2000-2030

Source: US Census Bureau, MSA projections

	City of Monticello		Piatt County		Illinois	
	Households	Percent Change	Households	Percent Change	Households	Percent Change
1980	n/a	n/a	0		4,045,374	
1990	n/a	n/a	0		4,202,240	3.88%
2000	2,146	n/a	6,475		4,591,779	9.27%
2010	2,332	8.67%	6,782	4.74%	4,836,972	5.34%
2015	2,292	-1.73%	6,996	3.16%	5,183,299	7.16%
2020	2,380	3.84%	7,126	1.85%	5,397,369	4.13%
2025	2,432	2.19%	7,197	1.00%	5,573,863	3.27%
2030	2,503	2.95%	7,301	1.45%	5,707,079	2.39%



Occupancy & Housing Stock

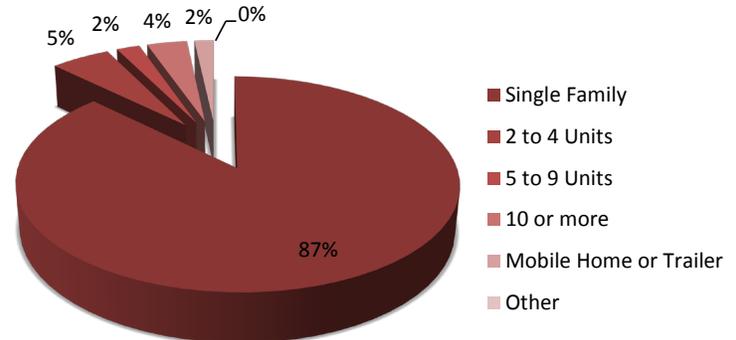
The diversity of Monticello's housing stock is typical of small towns in the Midwest, with 87% consisting of single family homes. Multi-family housing in the City is limited in number of units per dwelling with 5% having two to four units, and only 2% having dwellings with greater than four units.

Nearly three-fourths (73%) of the City residents live in owner-occupied housing. This percentage saw a decline over the last decade from 76%, due in part to the increase in multi-family using units, a more mobile workforce, and the 2008 housing market crisis. The vacancy rate of 4% is excellent for the City when a healthy range is considered to be between 5% and 6%.

Monticello can showcase a large variety in housing stock through the decades (not counting the WWII decade of 1940-1949). Housing built in each decade adds variety to the housing stock while new housing will help accommodate the projected population increase in the upcoming decades.

UNIT TYPE, 2008-2012 AVG

Source: American Community Survey



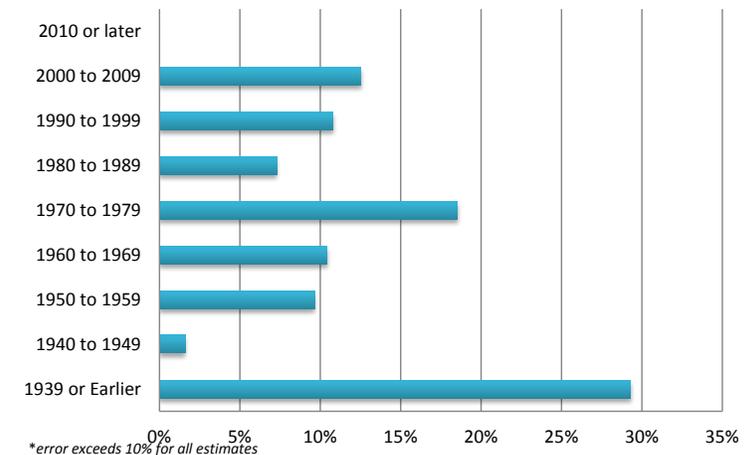
OCCUPANCY

Source: U.S. Census Bureau

	2000		2010	
	Number	Percent	Number	Percent
Owner Occupied	1,691	76%	1,830	73%
Renter Occupied	455	20%	502	20%
Vacant	80	4%	160	6%
Homeowner Vacancy Rate	62	3%	101	4%
Rental Vacancy Rate	261	12%	386	15%
TOTAL	2,226		2,492	

YEAR STRUCTURE BUILT, 2008-2012 AVG

Source: American Community Survey



Affordability & Value

Affordable housing opportunities are often provided through the sale of older housing units. Housing is generally considered “affordable” when the owner or renter’s monthly housing costs do not exceed 30% of their gross monthly income. Monticello appears to be rather affordable for residents as only 22% of Monticello homeowners pay more than 30% of their gross income. As for renters, it appears to be less affordable as nearly half (47%) of renters exceeded the “affordable” threshold during 2007-2011.

While these numbers are important indicators of affordability, it is also important to note that some residents may consciously choose to devote more than 30% of their income to household and lifestyle expenses.

The median rent in the City (\$731) is just under the state median (\$735) which might be considered high for the region.

The value of a home is also an indicator to the strength of the housing market and in turn, the vitality of the community. Monticello’s housing market appears to be in good shape as the median value of a home in the City is \$151,200 is above the County’s average value of \$120,800 but below the State’s of \$190,800 (which includes the Chicago housing market).

SELECTED MONTHLY OWNER COSTS

Source: American Community Survey

	Percent
Less than 20%	67%
20% to 24.9%	14%
25% to 29.9%	8%
30% to 34.9%	5%
35% or more	7%
Not computed	0%

GROSS RENT AS PERCENTAGE OF INCOME

Source: American Community Survey

	Percent
Less than 15%	13%
15% to 19.9%	21%
20% to 24.9%	3%
25% to 29.9%	17%
30% to 34.9%	3%
35% or more	35%
Not computed	7%

VALUE (FOR HOMES WITH MORTGAGES)

Source: American Community Survey

	Average 2008 - 2012
Less than \$50,000	12%
\$50,000 to \$99,999	11%
\$100,000 to \$149,999	18%
\$150,000 to \$199,999	18%
\$200,000 to \$299,000	17%
\$300,000 to \$499,99	3%
\$500,000 or more	0%
Median Value	\$151,200

Housing Programs

Currently, the City does not have any housing assistance programs available. However, Piatt County Housing Authority provides housing assistance to low income residents through the management of Low Rent Public Housing. This program is income based and the eligibility guidelines are set by the Department of Housing and Urban Development (HUD).



Commuting

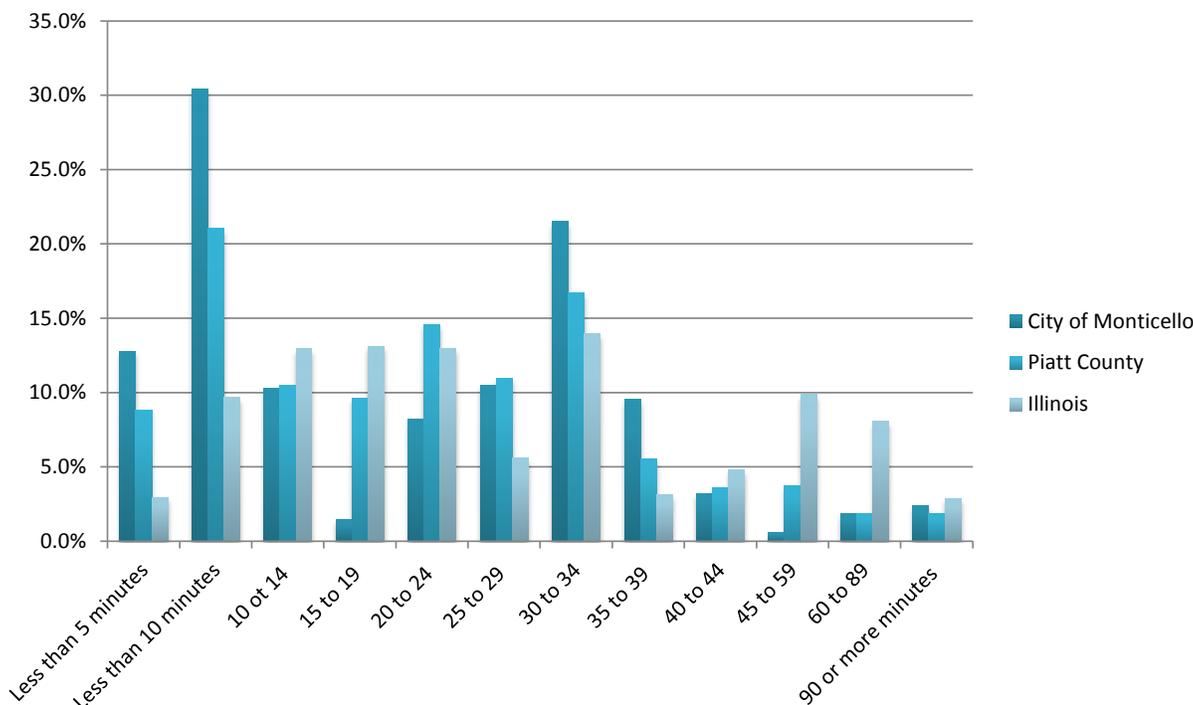
Nearly 54% of the City’s commuters age 16 or older work within 14 minutes of their place of employment. Approximately 44% of the workforce is employed within Piatt County. The percentage of residents who work out of the county is relatively high (55.7%) and is most likely due to the location of multitude of employers in neighboring Champaign and Macon Counties.

These commuters, on average, have a travel time to work of 15.7 minutes, which is slightly less than the County (20.4 minutes) and State as a whole (21.5 minutes). A large percentage of Monticello workers have a commute that is less than 25 minutes. These times suggest most residents work in the City or in nearby areas.

Commuting in Monticello is mostly done by car, with 82.3% of commuters traveling in a single occupant vehicle. This number is about the same for Piatt County (81.9%) but slightly lower for Illinois (73.5%). Only 10.7% of commuters in Monticello carpooled to work, 2.9% walked, and a 4.1% worked from home.

COMMUTING TIME TO WORK, 2008-2012 AVG

Source: American Community Survey



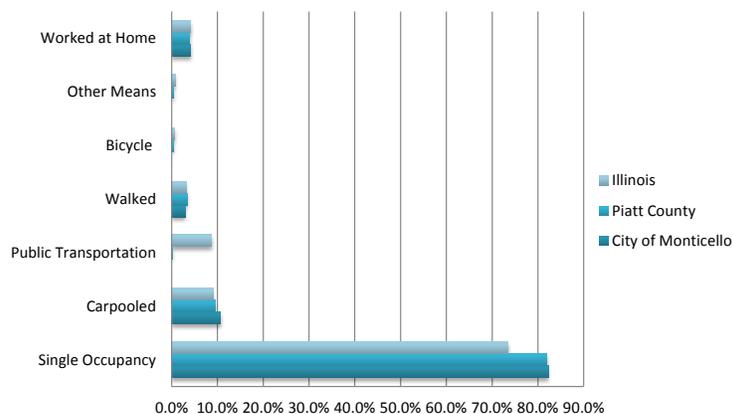
PERCENTAGE OF RESIDENTS COMMUTING

Source: American Community Survey

	City of Monticello	Piatt County
Within Piatt County	43.8%	39.4%
<i>Within the City</i>	---	---
<i>Outside the City</i>	---	---
Outside of County, Within State	55.7%	60.2%
Outside of State	0.5%	0.4%

COMMUTING METHODS TO WORK, 2008-2012 AVG

Source: American Community Survey





Major Modes of Travel

Aviation Service

The privately owned and operated, Piatt County Airport, is located southeast of Monticello. It is open to the public 24 hours each day and offers the following facilities:

- Runway 18/36 - 2797ft. x 100ft., turf in fair condition
- Fuel - 100LL MOGAS
- Scope: Agricultural applications, Flight Instruction, Aircraft repairs - major and minor.

The airport primarily supports single-engine general aviation aircraft, but may also accommodate small twin-engine general aviation aircraft and occasionally business aircraft activity. The runway is lighted and airport is radio controlled. There is local service from UPS and FedEx Centers in Decatur and Champaign.

As for nearby local airports, Monticello is 40 miles from the Central Illinois Regional Airport in Bloomington; 28 miles from the Decatur Airport in Decatur ; and 20 miles from Willard Airport in Savoy. For larger airports, it is 2.5 hours from Chicago - O'Hare; 2.5 hours from St. Louis - Lambert; and 2 hours from Indianapolis - International.

Motor Carrier

All federal, state, county, and local roads are classified into categories under the “Roadway Functional Classification System” based upon the type of service they provide (see *Transportation Facilities Map* on the next page for road classifications in the Plan Area). In general, roadways with a higher functional classification should be designed with limited access and higher speed traffic.

Interstate 72, which runs north of Monticello, is designated as a Class I Roadway. There are two (2) interchanges off of I-72 into Monticello. US Route 105 is a Class II Roadway which dissects the City north to south.

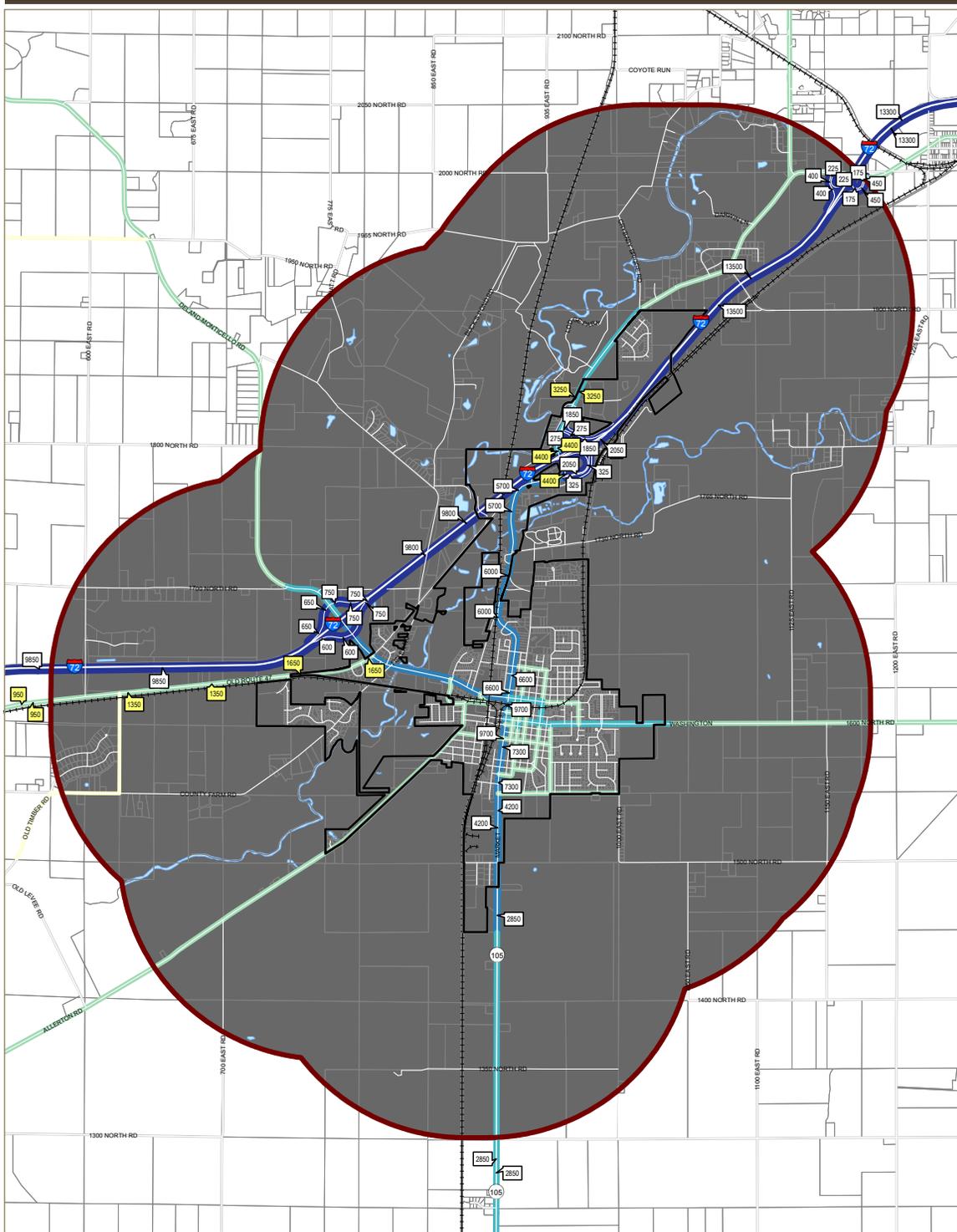
Roadway Improvement Projects

Illinois’ Five Year Highway Improvement Program identifies projects by county and project limits. This list provides projects to be completed between 2013 and 2017. The City of Monticello will be impacted by three small projects over this time frame. See matrix at bottom of page.

HIGHWAY IMPROVEMENTS MATRIX

Source: Illinois Department of Transportation

Hwy	County	Location	Miles	Year	Project Description
I-72	Piatt	White Heath Road 4.3 Miles W of Champaign County Line.	<1	2013-2017	New Bridge Deck and Bridge Widening
IL 105	Piatt	S of Kratz St to I-72 at Monticello	3	2013-2017	Resurfacing, Cold Milling, RR Insurance
Ridge Rd	Piatt	ECL of Monticello to Champaign Co. Line	5	2013-2017	Widening & Resurfacing



Transportation Facilities

CITY OF MONTICELLO
PIATT COUNTY, ILLINOIS

- Planning Area
- Waterbody
- Major Collector
- 2012: Average Daily Traffic Count
- Monticello City Limits
- Interstate
- Minor Collector
- 2011: Average Daily Traffic Count
- Tax Parcel
- Other Principal Arterial
- Local
- Railroad
- Minor Arterial

DATA SOURCES:
PARCELS, MONTICELLO CITY LIMITS, AND ROADS
PROVIDED BY PIATT COUNTY.
ROAD FUNCTIONAL CLASSIFICATIONS AND TRAFFIC
COUNTS FROM ILLINOIS DEPARTMENT OF TRANSPORTATION.
WATERBODIES PROVIDED BY THE USGS
(NATIONAL HYDROGRAPHY DATASET).
RAILROADS PROVIDED BY THE US CENSUS (2013).



Bike, Pedestrian & Transit Travel

At present, the City of Monticello does not maintain a citywide transit system, nor are there any plans for the implementation of one.

Sidewalks, Trails, & Routes

Pedestrians and bicyclists use a combination of roadways, sidewalks, and off-street trails. While many of the City's residential neighborhoods include sidewalks there are some neighborhoods throughout the City where sidewalks are limited.

The City's Subdivision Code currently mandates the installation of sidewalks within new subdivisions.

The City of Monticello has two newer walking/bike trails within the community. The first is the Sangamon River Trail. This is a 0.6 mile long paved trail through a scenic wooded area and crossing the Sangamon River. It is ideal for running, walking or bicycling. The second is the East Prairie which is a 1 mile long, asphalt trail located along the old inter-urban in Monticello. It is great for walking, bicycling or running and is ADA accessible. There is also a Picnic Area & Gazebo available. The City is also working on a *Bicycle Master Plan* which will network all on- and off-street bike paths and connect to Regional Trail Systems.

Transit Service

PiatTran is a public transportation service which serves all of Piatt county and some of the contiguous areas. Their Extended Service, which is all trips made out of the County, is driven by service contracts. These contracts must have at least either the pick-up or drop off location in Piatt County. Most of these trips are made to and from Champaign, Decatur and Rantoul. PiatTran does not have a fixed schedule as they are a non-emergency, demand response, operating Monday thru Friday, 6:00am to 6:00pm. They are also available for group trips such as Senior Citizens going to Peoria or Arcola. PiatTran has a Fleet of 19 vehicles. They do have regular rates, but riders over 60 years of age within the county ride

free (a donation is encouraged). Once a month, this same age group is also allowed one round trip out of County for free. PiatTran also makes many medical trips as it is covered under Medicaid.

PiatTran is currently under construction for a facility addition which includes both office, vehicle storage, and maintenance spaces.

Additionally, many local churches provide transportation services to seniors and those with disabilities.

Railroad Service

Norfolk Southern Railroad makes 8 switches per day through Monticello.

Vehicular Traffic

Motorized transportation is heavily used daily around and through Monticello. The map on the opposite page shows the Average Daily Traffic Counts for the Planning Area.

Education & Income

Education attainment can provide valuable insight into the existing labor force, including availability of skilled and professional workers and demand for training opportunities. The percentage of Monticello residents 25 years or older who have at least a high school diploma (93.3%) is only slightly higher than Piatt County (92.7%) and somewhat higher than Illinois (87.0%).

The percentage of residents who have obtained a bachelor's degree (19.9%) is on par with the State (19.3%). Showing a very educated and workforce ready population.

Monticello's per capita and median family income levels are higher than both the county and state. Median household income in Monticello is \$64,269 compared to Piatt County's \$62,125, and Illinois' \$56,853. These higher averages are likely due to the relatively high educational attainment and the low percentage of individuals living below the poverty level. In the City, 3.2% of the population is below the poverty level, compared to 6.3% in the County, and 13.7% in Illinois. (*The Census Bureau uses a set of income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level".*)

EDUCATIONAL ATTAINMENT

Source: U.S. Census Bureau, American Community Survey

		Avg. 2005-2009	Avg. 2008-2012
Monticello	HS Grad	33.40%	28.80%
	Some College	19.20%	21.00%
	Associate Degree	8.60%	8.30%
	Bachelor's Degree	20.00%	19.90%
	Graduate/Prof. Degree	9.70%	15.40%
	High School Grad or Higher	90.90%	93.30%
Piatt	HS Grad	37.1%	37.9%
	Some College	21.3%	23.1%
	Associate Degree	9.1%	9.5%
	Bachelor's Degree	14.3%	16.0%
	Graduate/Prof. Degree	7.3%	8.7%
	High School Grad or Higher	89.0%	92.7%
Illinois	HS Grad	28.1%	27.2%
	Some College	20.6%	21.3%
	Associate Degree	7.2%	7.4%
	Bachelor's Degree	18.6%	19.3%
	Graduate/Prof. Degree	11.2%	11.8%
	High School Grad or Higher	85.7%	87.0%

INCOME TRENDS

Source: U.S. Census Bureau, American Community Survey

		Avg. 2008-2012
Monticello	Per Capita	\$33,889
	Median Family	\$80,366
	Median Household	\$64,269
	Below Poverty	3.2%
Piatt County	Per Capita	\$28,930
	Median Family	\$72,310
	Median Household	\$62,125
	Below Poverty	6.3%
Illinois	Per Capita	\$29,519
	Median Family	\$70,144
	Median Household	\$56,853
	Below Poverty	13.7%



Existing Labor Force

A community's labor force includes all people over the age of 16 classified as employed or unemployed as well as members of the U.S. Armed Forces. Those not included in the labor force statistics include students, homemakers, retired workers, seasonal workers not currently looking for work, institutionalized people, and those doing only incidental unpaid family work.

Monticello's labor force overall varies to that of Piatt County and Illinois.

- Surprising Monticello's unemployment rate has decreased since 2000 while the numbers for the County and State have doubled. *Note, in 2010 the United States was in a economic downturn commonly referred to as the "Great Recession", accounting for the higher unemployment rates.*
- Approximately half (53.6%) of workers in Monticello earn a *private* wage and salary, while the percentages are higher for both Piatt County (60.0%) and Illinois (73.2%). And over a quarter of the labor force (26.8%) in Monticello is employed by a government entity.
- The major of occupation group in Monticello is the "Management, Professional & Related" category (40%). Coming in second is "Sales & Office" (23.2%) while "Production, Transportation and Materials Moving" (15.5%) and "Service occupations" (14.2%) tie for third.
- The largest industries in the City are: Educational, Health & Social Services (22.6%); Manufacturing (12.7%); Professional, scientific, and management, and administrative and waste management services (11.1%); and Retail trade (10.9%). These industries are consistent with City's and surrounding areas employers.

EMPLOYMENT STATUS

Source: Illinois Department of Employment Security

	City of Monticello	Piatt County	Illinois
In Labor Force (2000)	2,686	9,041	6,467,700
Unemployment Rate	3.1%	3.6%	4.5%
In Labor Force (2012)	2,747	8,230	6,593,000
Unemployment Rate	2.4%	7.8%	8.9%

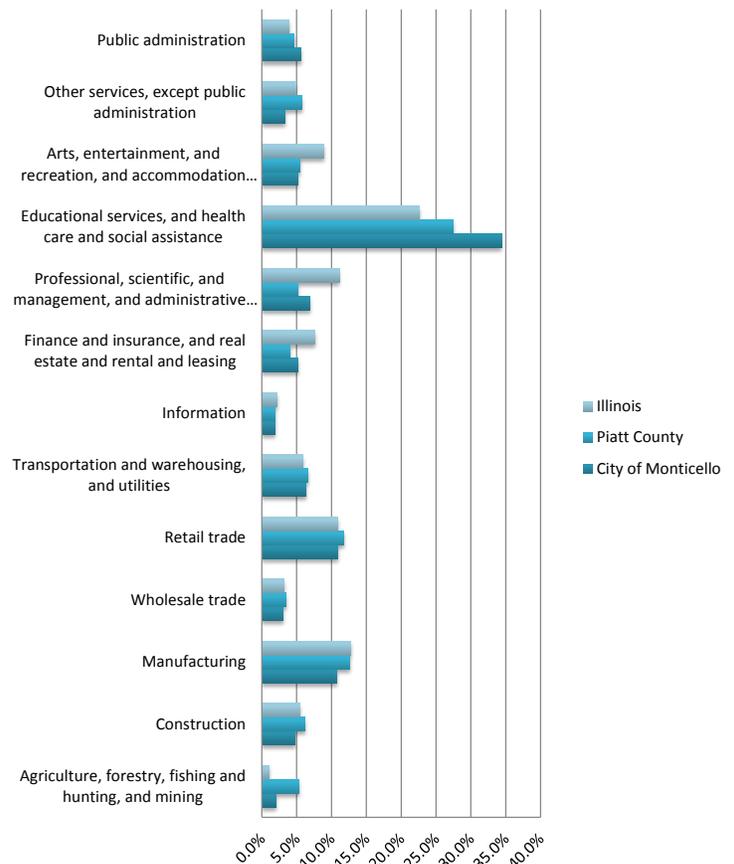
CLASS OF WORKER

Source: U.S. Census Bureau

	City of Monticello	Piatt County	Illinois
Private Wage & Salary	53.6%	60.0%	73.2%
Government Worker	26.8%	20.4%	13.0%
Private Not-for-Profit Worker	10.7%	10.2%	8.8%
Self Employed & Unpaid Family Worker	8.8%	9.4%	5.0%

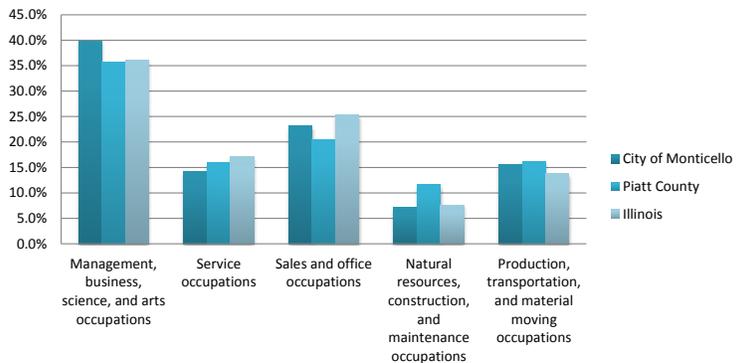
INDUSTRY, 2008-2012 AVG

Source: American Community Survey



OCCUPATIONS, 2008-2012 AVG

Source: American Community Survey



Business & Industry

Industrial Sites

At present, the City of Monticello has one planned Industrial/Commercial Park, Kirby Hospital and surrounding area located north of I-72. There is also land available on the south side of town for development/redevelopment to create another park if the opportunity arose.

Major Employers

The largest employer in the City is Kirby Medical Center, with just over 200 employees. Other major employers include both the City and County governments, the Monticello School District, and the healthcare industry with the Nursing Home and Mental Healthcare Center.

MAJOR EMPLOYERS & MANUFACTURERS, 2012

Source: Illinois Department of Commerce and Economic Opportunity

Employer	Product/Service	Approximate Employment
Kirby Hospital	Healthcare	220
Piatt County Offices	Government	193
Monticello Schools Unit #25	Education	174
Piatt County Nursing Home	Healthcare	150
City of Monticello	Government	150
County Market	Commercial	90
First State Bank	Financial	47
Piatt County Mental Healthcare	Healthcare	40
Viobin	Food Science	35





Labor Projections

The Illinois Department of Employment Security (IDES) provides unemployment insurance, employment services and guidance to workers, job seekers, and employers through a statewide network of IDES offices and Illinois workNet centers. The agency combines federally-funded job training programs in Illinois into a “workforce development” system where individuals can find a job or train for a new career.

Statewide, the fastest growing occupation is Home Health Aides. Healthcare jobs in general are also growing rapidly, both regionally and statewide due in part to the aging population and recent changes in the healthcare system.

IDES has broken Illinois down into regions and Monticello is located in Region 17 which includes Champaign, Ford, Iroquois, and Piatt Counties. Here, the fastest growing jobs are in the medical, healthcare, financial, engineering, computer, legal, and service industries. See the chart at right for a detailed list.

FASTEST GROWING OCCUPATIONS: Economic Development Region 17: Champaign, Ford, Iroquois, and Piatt Counties

Source: Illinois Department of Employment Security

Standard Occupational Classification (SOC) Title	Base Year Employment (2010)	Projected Year Employment (2020)	Change	Percent Change
Biomedical Engineers	16	25	9	56.25
Interpreters & Translators	30	44	14	46.67
Actuaries	9	13	4	44.44
Home Health Aides	419	597	178	42.48
Market Research Analysts & Specialists	178	250	72	40.45
Training & Development Managers	10	14	4	40.00
Tool Grinders, Filers & Sharpeners	5	7	2	40.00
Personal Financial Advisors	90	123	33	36.67
Milling/Planing Machine Setters/Operators	22	30	8	36.36
Paralegals & Legal Assistants	111	151	40	36.04
Cargo & Freight Agents	56	75	19	33.93
1st-Line Spvrs/Mgrs Labors/Material Movers	146	195	49	33.56
Funeral Mgrs/Directrs/Morticians/Undrtakrs	12	16	4	33.33
Manicurists & Pedicurists	31	41	10	32.26
Credit Analysts	50	66	16	32.00
Sec./Commod./Fin.Services Sales Agents	175	231	56	32.00
Woodworking Machine Setters/Operators	77	101	24	31.17
Personal & Home Care Aides	342	448	106	30.99
Medical Scientists, Except Epidemiologists	126	165	39	30.95
Bill & Account Collectors	237	310	73	30.80
Engine & Other Machine Assemblers	13	17	4	30.77
Financial Analysts	120	156	36	30.00
Survey Researchers	10	13	3	30.00
Motorcycle Mechanics	10	13	3	30.00
Software Developers, Applications	375	485	110	29.33
Veterinary Technologists & Technicians	53	68	15	28.30
Database Administrators	99	127	28	28.28
Telemarketers	85	109	24	28.24
Software Developers, Systems Software	274	351	77	28.10
Skin Care Specialists	25	32	7	28.00
Health Educators	43	55	12	27.91
Network & Computer Sys. Administrators	312	399	87	27.88
Dental Hygienists	134	171	37	27.61
Medical Secretaries	311	396	85	27.33
Technical Writers	11	14	3	27.27
Private Detectives & Investigators	11	14	3	27.27
Computer Hardware Engineers	81	103	22	27.16
Diagnostic Medical Sonographers	48	61	13	27.08
Meeting & Convention Planners	63	80	17	26.98
Brokerage Clerks	19	24	5	26.32
Insurance Sales Agents	164	206	42	25.61
Materials Scientists	16	20	4	25.00
Commercial & Industrial Designers	28	35	7	25.00

Development Tools

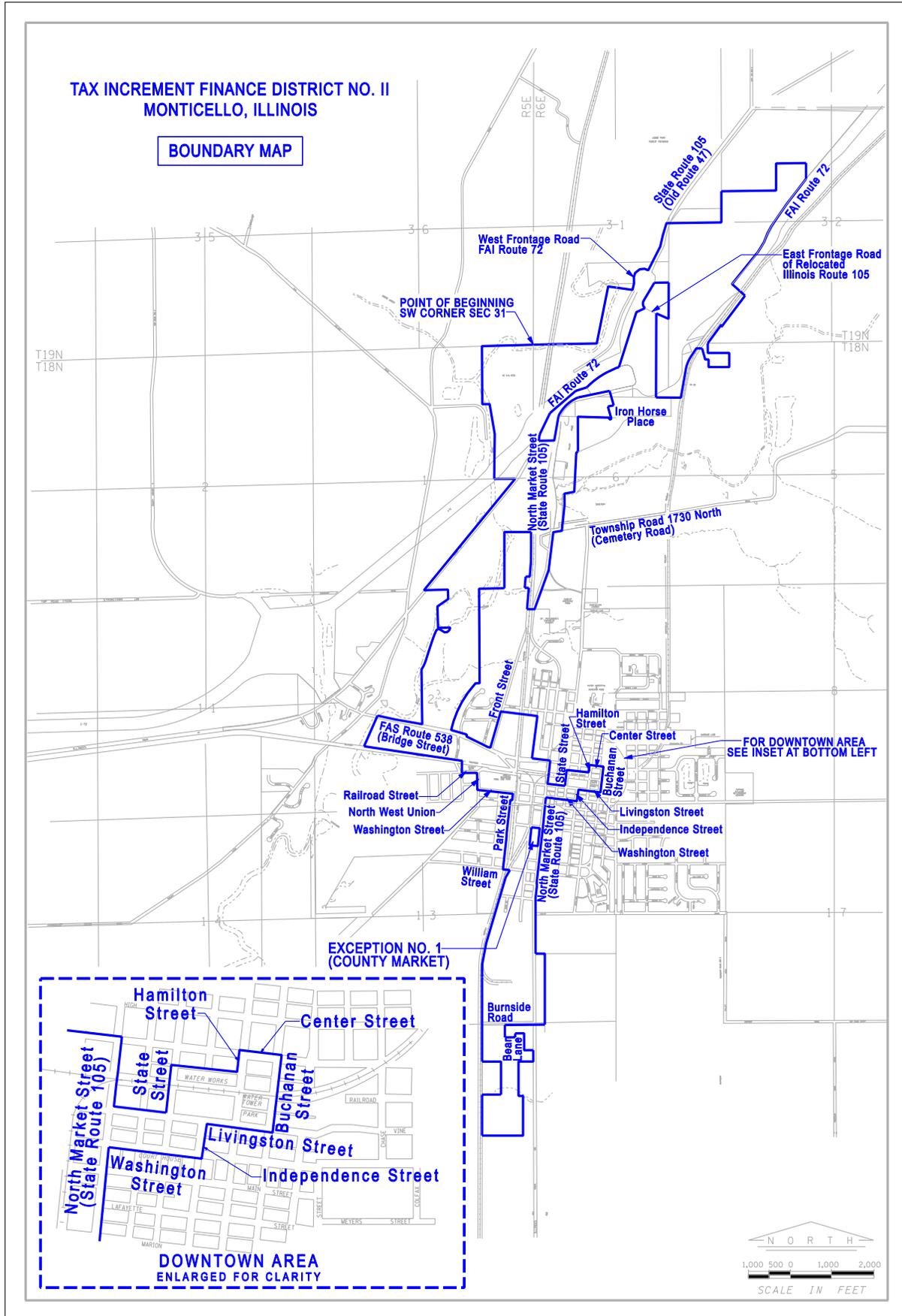
The City of Monticello employs several tools to support economic development within the City.

Tax Increment Finance District No. II

This TIF District uses its revenue toward business assistance and incentives. The District abides by Illinois State Statute when providing redevelopment costs. (See map at right.)

Monticello Chamber of Commerce

The Chamber of Commerce provides businesses with opportunities and resources for learning, networking, information and business promotion. They host events, advertising campaigns, ribbon cuttings, and promotional events.



Physiography & Open Space

Physiography

Piatt County is in the Till Plains Section of the Central Lowland Province and lies mostly within the Bloomington Ridged Plain physiographic division. The Plain is approximately the area of the lower Fox River Basin and the southern part of the Iroquois River Basin. Surficial deposits in this area are mostly loamy till and clayey till deposited as moraines. The lower Fox River Basin has well developed rolling moraines whereas the southern part of the Iroquois River Basin has lower and more gently rolling moraines. In the Iroquois River Basin, the Bloomington Ridged Plain is mostly loamy till, and lake clay and silt deposits. Topography in upland areas of the Bloomington Ridged Plain is flat or gently rolling. Lowland areas, such as along the Fox and Illinois Rivers, are very hilly and rugged with local relief as great as 300 ft where the rivers are deeply incised and bedrock is exposed (Piskin and Bergstrom, 1975). Topography generally varies less than 300 ft with a minimum elevation of 614 ft and a maximum elevation of 810 ft above sea level. The highest slopes occur next to the Sangamon River and other smaller drainage areas.

Mineral & Natural Resources

Extracted natural resources in Piatt County are limited to sand and gravel. Oil wells are present within the County, however there is currently no extraction.

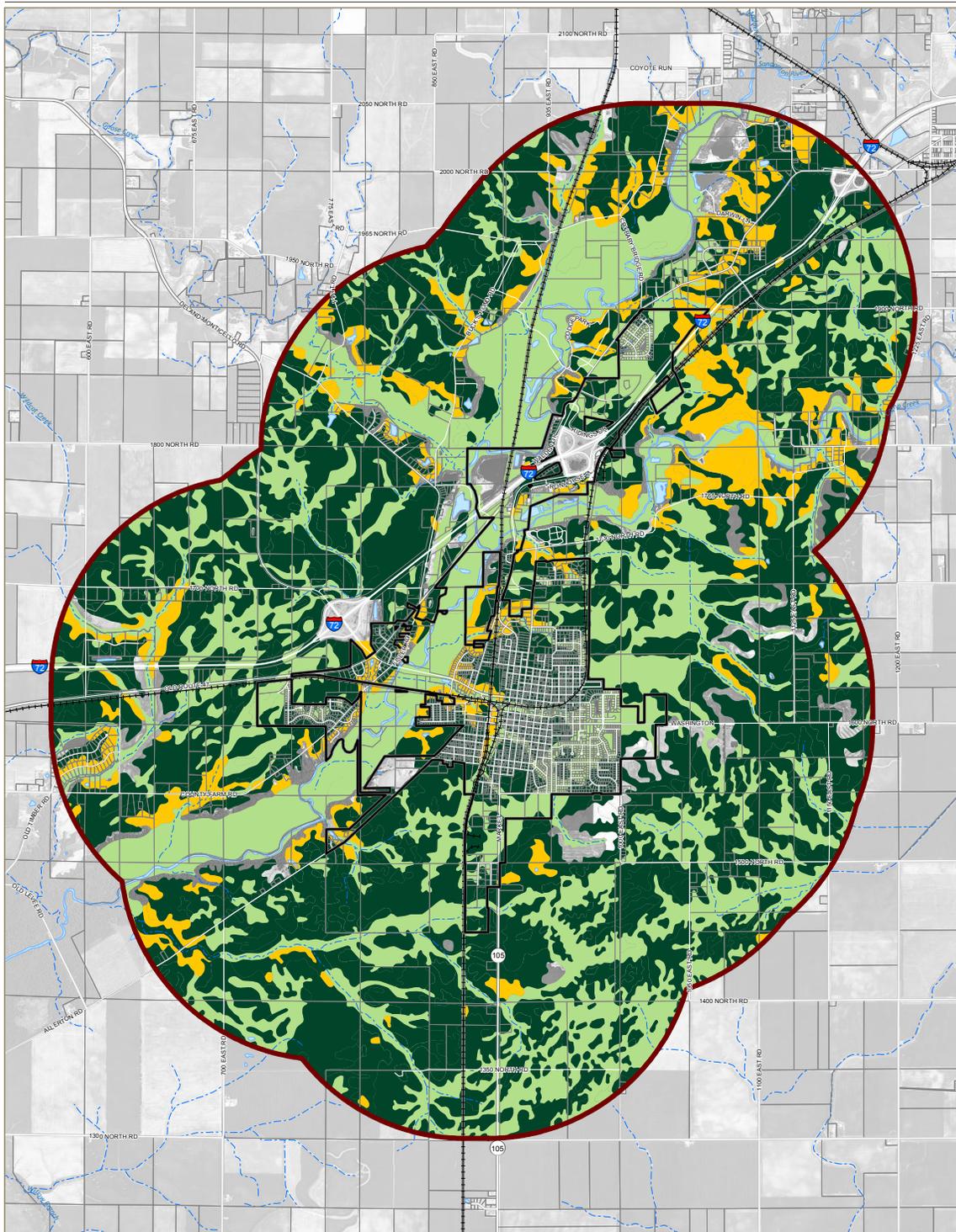
Agricultural Land and Open Space

There is approximately 13,597 acres of agricultural land and open space in the planning area which is approximately 63.3% of the land. The majority of this land is located outside of the City of Monticello but within the planning area.

Soils

Soil also is a very valuable natural resource; it provides a growing medium for plants, a surface to build upon, a filter for waste products, a sink for carbon, and storage for excess rainwater. The Land Evaluation score from the Natural Resource Conservation

Service, emphasizes farmland productivity for a majority of the soils within the County. The soil grouping in Monticello is a mix of Dana, Drummer, Flanagan, and Varna. According to the Piatt County Comprehensive Plan, 96.6% of the land in Piatt County is considered prime farmland.



Productive Agricultural Areas

CITY OF MONTICELLO
PIATT COUNTY, ILLINOIS

- Monticello City Limits
- Waterbody
- Prime farmland
- Tax Parcel
- River/Stream
- Prime farmland if drained and/or protected from flooding
- Railroad
- Farmland of statewide importance

DATA SOURCES:
PARCELS, MONTICELLO CITY LIMITS, AND ROADS
PROVIDED BY PIATT COUNTY;
WATERBODIES PROVIDED BY THE USGS
(NATIONAL HYDROGRAPHY DATASET);
RAILROADS PROVIDED BY THE US CENSUS (2013).
PRIME FARMLAND DERIVED FROM NRCS SOILS (SSURGO).



0 875 1,750 3,500 Feet



Water Resources

Watersheds

Piatt County is fed by three hydraulic watersheds: 1) the Salt Fork, which drains the Trenkle Slough; 2) the Upper Sangamon, which drains the majority of the County including Madden Creek, Goose Creek, Wildcat Creek, Camp Cree, Willow Branch, Run Ditch, and Spoil Bank; and 3) the Upper Kaskaskia which drains Ditch No.3, Ditch No.4, Hammond Mutual Ditch, Unity No.3, and Lake Fork Special.

Surface Water

The Sangamon River is the featured surface water source for the County. It runs southwest through the county and is primarily used for agricultural drainage and effluence from water treatment plant.

Ground Water

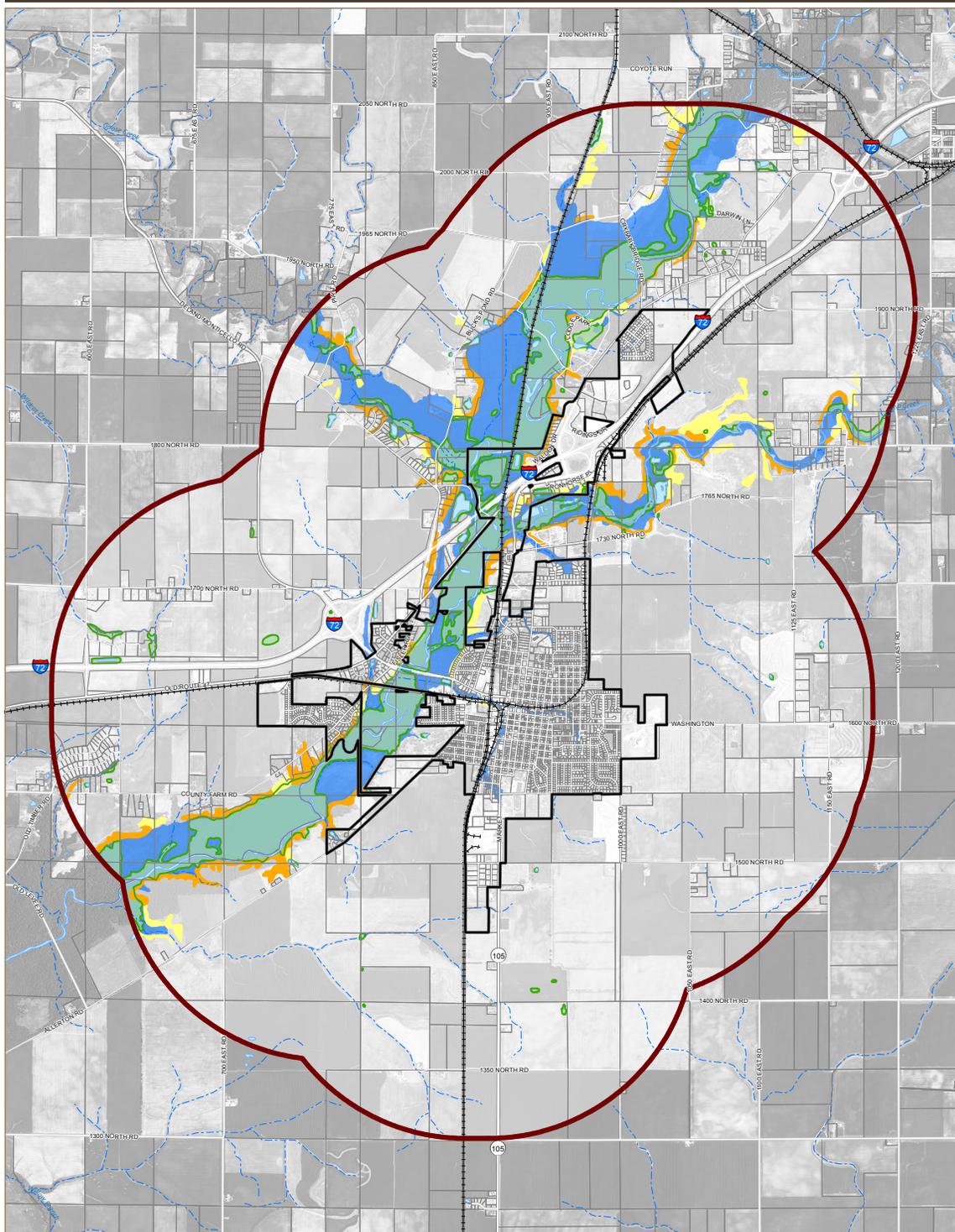
Groundwater is a critical resource, not only because it is used as a source of drinking water, but also because rivers, streams, and other surface water depend on it for recharge. Groundwater contamination is most likely to occur where fractured bedrock is near the ground surface, or where only a thin layer of soil separates the ground surface from the water table. Ground water supply is primarily from the Mahomet Aquifer. Bedrock aquifers do exist, however are more difficult to tap and access.

Floodplains

Federal Emergency Management Agency (FEMA) designated 100- and 500-year floodplains within the planning area are illustrated on the Development Limitations Map. The majority of the floodplain lies along the banks of the Sangamon River which runs northeast to southwest along the northwest corner of Monticello.

Wetlands

The majority of the Forested/Shrub Wetland lie along the banks of the Sangamon River which runs northeast to southwest along the northwest corner of Monticello. See *Development Limitations Map*.

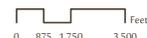


Development Limitations

CITY OF MONTICELLO
PIATT COUNTY, ILLINOIS

- Planning Area
- Waterbody
- NRCS Soils - Slope
- Wetland
- Monticello City Limits
- River/Stream
- Floodplain
- Tax Parcel
- 14-20
- Railroad
- 20+

DATA SOURCES:
PARCELS, MONTICELLO CITY LIMITS, FLOODPLAIN AND ROADS
PROVIDED BY PIATT COUNTY.
WATERBODIES PROVIDED BY THE USGS
(NATIONAL HYDROGRAPHIC DATASET).
RAILROADS PROVIDED BY THE US CENSUS (2013).
SOILS DERIVED FROM NRCS SOILS (SSURGO).
WETLANDS PROVIDED BY THE US FISH AND WILDLIFE SERVICE.



General Facilities

Health Care Facilities

Kirby Medical Center is an independent, not-for-profit 501(c)3 corporation located in Monticello, north of I-72. The hospital offers emergency and urgent care, 24-hour laboratory services, surgery, a sleep center, diagnostic imaging, food and nutrition services, mental health counseling, urology/gynecology, oncology clinic, community services, family and specialty medicine, plus a wide-variety of outpatient rehabilitation services.

Maple Point is an affordable assisted living community which combines apartment living with personal and health related services, 24 hours a day to those 65 and older.

Piatt County Nursing Home offers a programs and services which serve senior adults in the community. In addition to the home, they also have “Faith in Action” which offers home and community-based services, “Care Management Services” which offer home-based consultative services, and “Piatt County Services for Seniors” which offers community-based services affiliated with the East Central Illinois Area Agency on Aging.

Police & Emergency Facilities

Law enforcement in the City is provided by the Monticello Police Department, located at 301 N Hamilton Street. There are currently six (6) full time officers, four (4) part time officers, and two administrative staff.

Fire protection is provided by the Monticello Fire & Rescue Department which is made up of up to twenty (20) volunteer fire professionals under the direction of the Fire Chief. The department serves all of Monticello or a seven (7) square mile area.

The emergency medical system is run through Piatt County.

Government Facilities

- *Municipal Building, located at 210 N Hamilton Street*
- *U.S. Postal Office, located at 104 W Livingston Street*
- *Monticello Sanitation Department, located at 303 Railroad Street*
- *City of Monticello Public Works, located at 303 N Railroad*

Cemeteries

There is one cemetery located within the City of Monticello.

- *Monticello Cemetery - East Township Road*

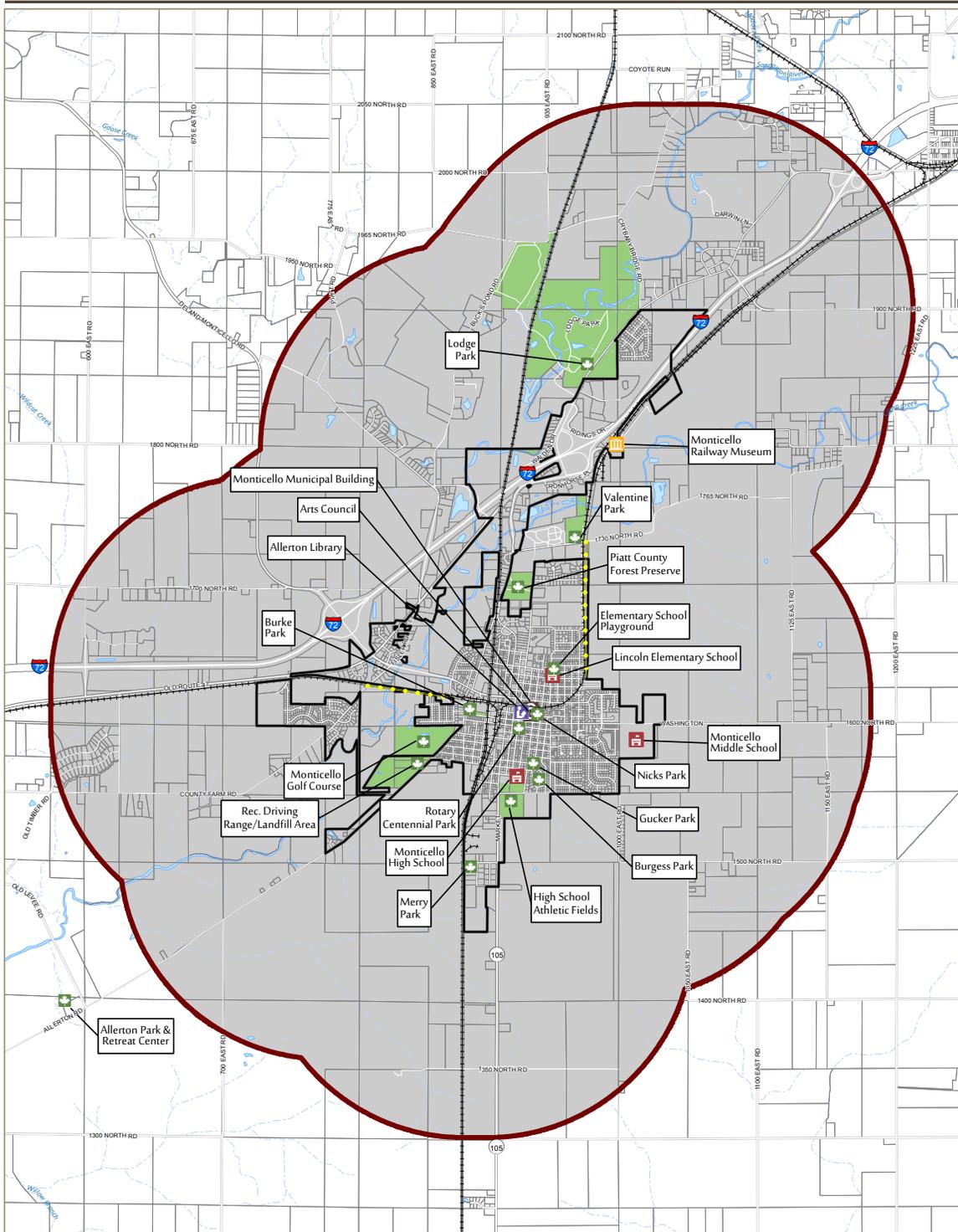
Library Facilities

Monticello is served by the Allerton Public Library, located at 201 North State Street. The Library Board is currently undergoing a facilities assessment and is considering building a new library at new location.

School Facilities

The City is served by the Monticello Community Unit School District #25 which is a Pre-K-12 public school system with 5 schools. The district operates three (3) elementary schools, one (1) middle school, one (1) high school.

- *Lincoln Elementary (Grades Pre K-1); 700 North Buchanan Street, Monticello, IL*
- *White Heath Elementary (Grades 2-3); 300 High Street, White Heath, IL*
- *Washington Elementary (Grades 4-5); 3 Sage Drive, Monticello, IL*
- *Monticello Middle School (Grades 6-8); 2015 East Washington Street, Monticello, IL*
- *Monticello High School (Grades 9-12); 1 Sage Drive, Monticello, IL*

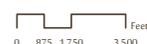


Community Facilities

CITY OF MONTICELLO
PIATT COUNTY, ILLINOIS

- | | | | |
|---------------------------|--------------|---------------------|----------|
| Planning Area | Railroad | Government Building | Park/Rec |
| Monticello City Limits | Trail | Education | Museum |
| Tax Parcel | River/Stream | Library | |
| Park within Planning Area | Waterbody | | |

DATA SOURCES:
PARCELS, MONTICELLO CITY LIMITS, AND ROADS
PROVIDED BY PIATT COUNTY.
WATERBODIES PROVIDED BY THE USGS
(NATIONAL HYDROGRAPHY DATASET).
RAILROADS PROVIDED BY THE US CENSUS (2013).



General Facilities Cont.

Other School Facilities

- *Monticello Christian Academy (K3 - 6 Grade); 225 E Livingston Street, Monticello, IL*
- *Metamorphosis Montessori (Pre K - 6); 1202 1/2 N State Street, Monticello, IL*

Nearby Higher Education Facilities

There are seven higher education facilities located within fifty miles.

- *Parkland College, Champaign, IL (about 17 miles; Full-time enrollment: 4,831)*
- *University of Illinois at Urbana-Champaign, Urbana, IL (about 19 miles; FT enrollment: 39,877)*
- *Millikin University, Decatur, IL (about 25 miles; FT enrollment: 2,183)*
- *Illinois Wesleyan University, Bloomington, IL (about 39 miles; FT enrollment: 2,057)*
- *Illinois State University, Normal, IL (about 40 miles; FT enrollment: 18,494)*
- *Lake Land College, Matton, IL (about 42 miles; FT enrollment: 3,606)*
- *Heartland Community College, Normal, IL (about 42 miles; FT enrollment: 2,524)*

Utilities & Services

Waste Water & Sanitary Sewer System

The City of Monticello Wastewater Treatment Plant, located on Railroad Street and adjacent to the Sangamon River, was constructed in 1938 with major additions/upgrades made in 1965, 1972 and 1988. The city owns and maintains over 22.5 miles of sanitary and wastewater collection lines.

The waste flow receives secondary and tertiary treatment prior to discharge to the Sangamon River and an unnamed tributary to the Sangamon River.

The plant, having dry weather flow and excess flow treatment facilities, is rated for a design average flow of 1.0 million gallons per day, and a design maximum flow of 2.0 million gallons per day.

Water Supply

The City of Monticello Water Plant first went into operation in the late 1800's at the current location.

The City of Monticello Water plant is a ground water plant with 4 wells drilled into the Mahomet River Valley aquifer. The oldest well was drilled in 1915 and is still in operation today. The entire City of Monticello is supplied with filtered and softened water, which has been blended.

The Monticello Water plant is currently rated at supplying 1,000,000 gallons per day. The average number of gallons of water pumped per day in 2012 was 541,000. The total amount of finished water in storage is 1,400,000 gallons. There is a 750,000 gallon finished water holding tank and the remainder 650,000 gallons are stored in 2 water towers ready for use by MCUS customers.

The City of Monticello Water Department currently maintains approximately 310 fire hydrants along with about 35 miles of water mains. Approximately 3 blocks of older water mains are replaced with new infrastructure annually.

The City of Monticello Water Department has received the Fluoride Award for multiple years, which is issued for maintaining a fluoride result within a specific range set by the Illinois Department of Public Health for each month of the year.

The Monticello Water Department has three Class A Water Plant Operators. The Class A license is the highest water license that can be obtained in the State of Illinois. The operators of the City of Monticello Water Department strive to keep our water safe and high quality, with no Violations and complete EPA

compliance.

Solid Waste & Recycling Facilities

Solid Waste services are contracted out to three (3) private companies, Area Disposal, Knight Environmental, and Veolia Environmental Services. The City does not provide any Solid Waste or Recycling services directly. Solid waste is disposed of at nearby landfills. The City offers a voluntary curbside recycling program.

Telecommunications Facilities

There are two telecommunication providers for the Monticello area. Telephone service for the City is provided by Mediacom LLC and Frontier Communications. Mediacom LLC also provides the cable service. Internet is provided by Frontier Communications, HughesNet, Mediacom LLC, and Prairienet.

Power Plant & Transmission Lines

Power is provided by Ameren Illinois.

Parks & Recreation

In total, the City operates approximately 170.44 acres of parkland. Based on the National Recreation and Park Association's (NRPA) recommendations, and the recommendations from *Monticello's Outdoor Recreation Master Plan*, the City currently has a surplus of 114.96 acres using a policy of ten (10) acres per 1,000 people. Assuming the population projections hold true and the City doesn't add additional parkland, the City will have a surplus of 109.92 acres by year 2034. The Outdoor Recreation Plan breaks this down further to discover deficiencies and surpluses in types of park and recreation. According to the report, there is a deficiency in Neighborhood Parks by about 10.5 acres and a deficiency in Community Parks by about 8 acres.

Although the total acreage is an easy indicator that a community has met its recreation and parkland needs, it is not the only indicator. Access to parkland is also an important indicator. Generally speaking, any park is accessible by vehicle; however, walkability is even more important, especially for children and young adults. Therefore, neighborhood parks should be within a 1/4 mile in order to service that neighborhood. As the Parkland Service Map on the next page illustrates, there are several neighborhoods lacking easy walkable access to parkland. Community parks and play fields provide a wider variety of recreational activities and, therefore, can justifiably service a larger area (one mile as shown). At present, Monticello just completed its *Outdoor Recreation Master Plan* which gave recommendations for land acquisition, facility development, enhancements for existing parks, maintenance and management, financial resources and for the overall park system.

PARKLAND NEEDS FORECAST, 2010-2030

Source: *Monticello Outdoor Recreation Master Plan, MSA Predictions*

	2010	2020	2030
Population	5,548	5,711	6,008
Demand (10 acres/1,000)	55.48	57.11	60.08
Total City Operated Supply	170	170	170
Surplus/Deficit (6 acres/1,000)	114.96	112.89	109.92
Other Public Open Area (not City operated)	1,587	1,587	1,587
GRAND TOTAL	1,757	1,757	1,757
TOTAL SURPLUS/DEFICIT (6 ACRES/1,000)	1,702	1,700	1,697

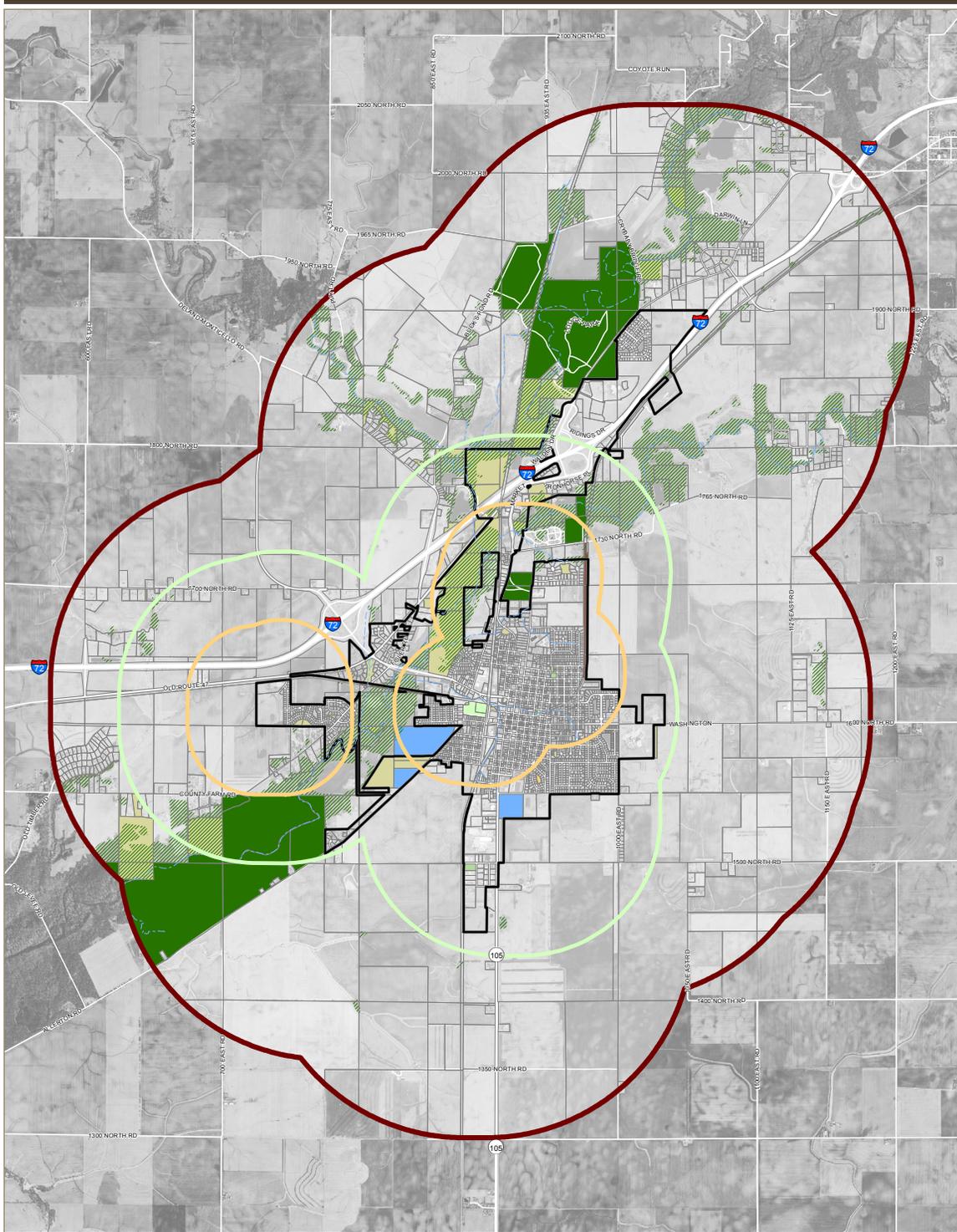
The *National Recreation and Park Association (NRPA)* recommends 6-12 total acres of parks or recreation space per 1,000 people within a community. NRPA also defines park and open space types, including desirable size, service area, and total acres needed to service a community.

- **Mini Parks** - 2 acres or less in size, servicing 1/8 mile radius (0.25-0.5 acres / 1,000 residents)
- **Neighborhood Playgrounds** - 2-4 acres in size, servicing 1/4 mile radius (0.5-1.5 acres / 1,000)
- **Neighborhood Parks** - 2-10 acres in size, servicing 1/4 mile radius (1.0-2.0 acres/ 1,000)
- **Community Play fields/Parks** - 5 acres or more, servicing 1.0 mile radius (5-8 acres / 1,000)

EXISTING PARKLAND

Source: *Monticello Outdoor Recreation Master Plan*

Name	Acres	Amenities
Rotary Park	0.09	Picnic area
Burgess Park	0.45	
Gucker Park	0.10	
Nicks Park	0.50	Picnic area, playground area
Burke Park	5.87	Pool, picnic area, 2 tennis courts, basketball court, sand volleyball court, playground area
Monticello Golf Course	63.38	Picnic area, sledding, golf, fishing
Wilkey Sports Complex	47.05	3 baseball fields
Rec. Driving Range / Landfill Area	53.00	2 baseball fields, golf
Bike Trails (1.6 miles)	0.00	Picnic area, 2 trails
SUBTOTAL:	170.44	
OTHER PUBLIC OPEN AREA		
Allerton Park	1,000.00	3 picnic areas, sledding, 10 walking trails, 2 fishing areas
Lodge Park	500.00	5 picnic areas, 4 walking trails, fishing area, playground area
Monticello Public Schools	57.00	3 picnic areas, 4 baseball fields, 2 football fields, 8 soccer fields, 6 basketball courts, 3 playground areas
Piatt County Forest Preserve	15.00	2 picnic areas, 2 baseball fields, playground area
Valentine Park	15.00	3 picnic areas, 3 walking trails
SUBTOTAL:	1,587.00	
GRAND TOTAL:	1,757.44	



Parkland Service

CITY OF MONTICELLO
PIATT COUNTY, ILLINOIS

- PLANNING AREA
- MONTICELLO CITY LIMITS
- TAX PARCEL
- RAILROAD
- RIVERS & STREAMS
- FORESTED AREA
- COMMUNITY PARK - 1 MI RADIUS
- NEIGHBORHOOD PARK - 0.5 MI RADIUS
- MINI PARK
- NEIGHBORHOOD PARK
- COMMUNITY PARK
- SPORTS COMPLEX
- SPECIAL USE
- TRAIL
- NATURAL RESOURCE
- OPEN SPACE

DATA SOURCES:
PARCELS, MONTICELLO CITY LIMITS, AND ROADS PROVIDED BY PIATT COUNTY.
RIVERS/STREAMS AND WATERBODIES PROVIDED BY THE USGS
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AERIAL IMAGERY PROVIDED BY THE USDA (NAIP 2012).



Historic Preservation

Historic Preservation Commission

The City of Monticello has many historically and culturally significant features that contribute greatly to the City's identity. The Monticello Historic Preservation Commission is "charged with the promotion, protection, enhancement, perpetuation, and use of improvements and areas within the city of special character and/or historical interest or value, in the interest of the promotion the health, prosperity, safety, and welfare of the people of the city."

Seven Commissioners are appointed by the Mayor with the advice and consent of City council. Commissioners must be residents of Monticello. The Commission oversees three (3) National Historic Districts:

1. *North State Street Historic District*
2. *Monticello Courthouse Square Historic District*
3. *South Charter Street Historic District*

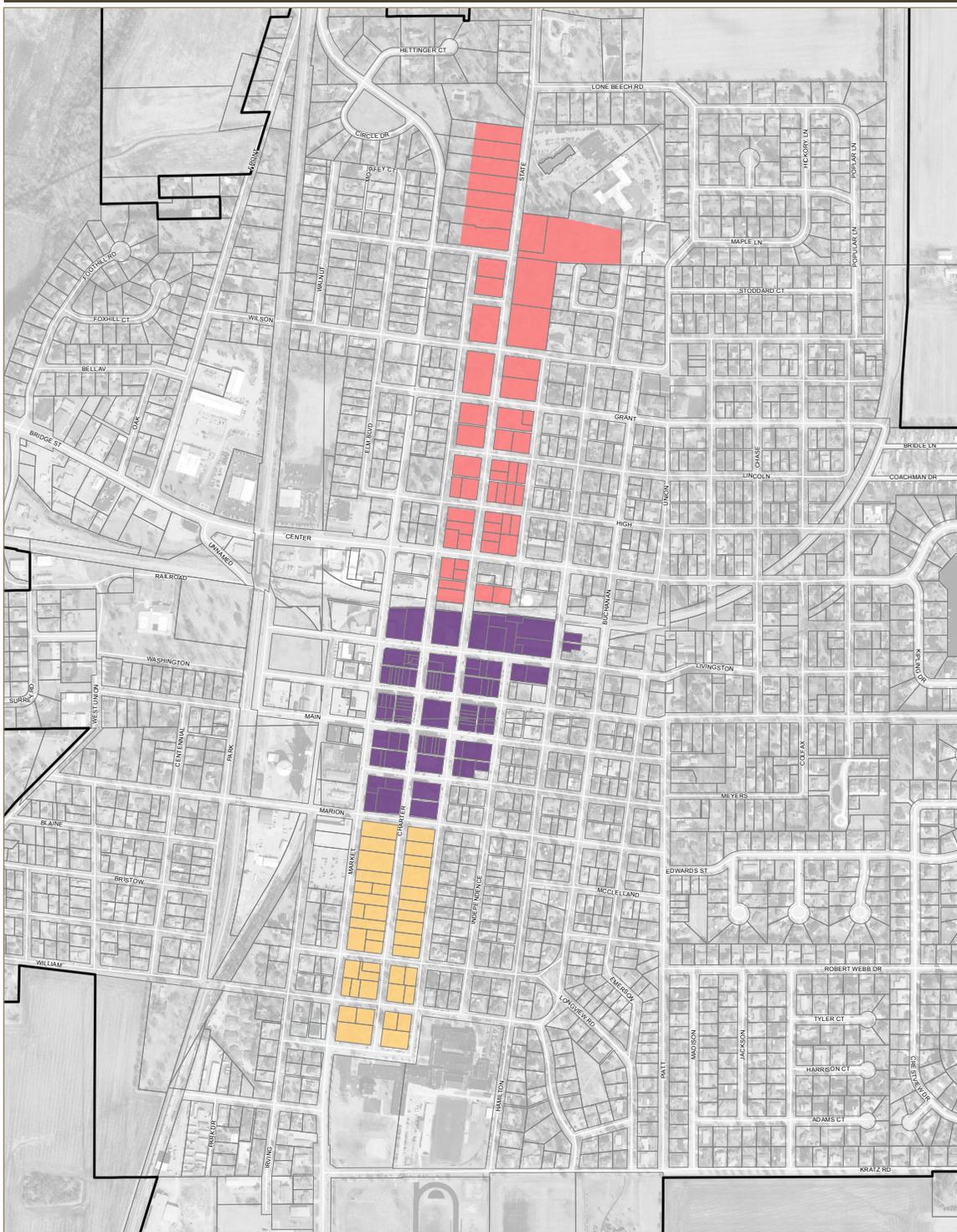
Within these three districts there are nearly 200 historically significant properties. Currently, these properties are only required to follow the Secretary of the Interiors Standards for Rehabilitation when Federal Funding is involved.

In addition to these three districts, there is a forth district designated -- Robert Allerton Estate -- which can be found in Allerton Park, southwest of Monticello.

HISTORICALLY AND CULTURALLY SIGNIFICANT FEATURES

Source: Illinois Historic Preservation Agency; Historic and Architectural Resources Geographic Information System

Significant Name	Address/Boundary	Period of Significance	Area of Significance	Number of Structures	
				Contributing	Non-Contributing
North State Street Historic District	Roughly bounded by the 300-1100 blocks of N. State Street	1870-1948	Architecture	56	21
South Charter Street Historic District	Roughly bounded by Marion and South Market Streets, Sage Drive, and South State Street	1855-1940	Architecture	63	14
Monticello Courthouse Square Historic District	Roughly bounded by Market, RR tracks, N. Hamilton, Independence & Marion Streets	1856-1959	Architecture, Commerce, & Politics/Government	77	8



HISTORICALLY SIGNIFICANT PROPERTIES CITY OF MONTICELLO PIATT COUNTY, ILLINOIS

<ul style="list-style-type: none"> ▣ MONTICELLO CITY LIMITS □ TAX PARCEL ++ RAILROAD 	<ul style="list-style-type: none"> ■ NORTH STATE STREET HISTORIC DISTRICT ■ MONTICELLO COURTHOUSE SQUARE HISTORIC DISTRICT ■ SOUTH CHARTER STREET HISTORIC DISTRICT 	<p>DATA SOURCES: PARCELS, MONTICELLO CITY LIMITS, AND ROADS PROVIDED BY PIATT COUNTY. RIVERS, STREAMS AND WATERBODIES PROVIDED BY THE USGS (NATIONAL HYDROGRAPHY DATASET). RAILROADS PROVIDED BY THE US CENSUS (2013). EXISTING LAND USE DERIVED FROM TAX ROLL INFORMATION PROVIDED BY PIATT COUNTY. FORESTED AREAS DERIVED FROM 2012 CROP LAND DATA LAYER (USDA-NASS). AERIAL IMAGERY PROVIDED BY THE USDA (NAIP 2012).</p>
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MSA
PROFESSIONAL SERVICES

Existing Areas of Collaboration

- Chamber of Commerce
- Main Street
- Business Owners
- School District
- PiatTran
- Piatt County

Potential Areas of Collaboration

- Illinois Department of Transportation
- University of Illinois
- Illinois Workforce Development
- Monticello Tourism Board
- Developers
- Entrepreneurs
- Illinois Department of Natural Resources
- Arts Council
- Railway Museum
- Allerton Park (University of Illinois)

Existing & Projected Land Uses

The City of Monticello is surrounded by prime agricultural land. This may be the only encumbrance to development as there are no significant wetlands or steep slopes in the area.

The majority of of land within the City limits is used for Residential (27%) and Other (23%) which includes right-of-way, infrastructure, and waterways/bodies. About 23% is either currently being cultivated (14%) or left as a open space (9%). Commercial (11%) and Institutional (9%) are also predominate uses within the City.

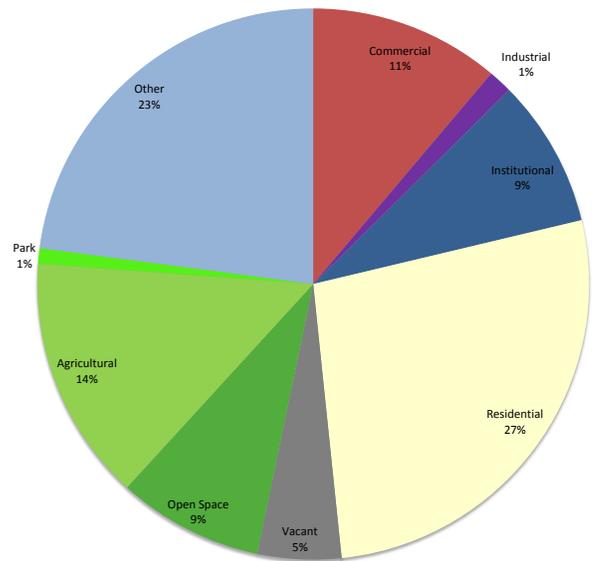
The “planning area” identified on the *Existing Land Use Map* is the City limits plus a buffer of one-and-a-half from those limits, corresponding the City’s extraterritorial land use and subdivision review jurisdiction. The planning area features a significant amount of agricultural or open space use (84%). With very little of the land developed, opportunities for expansion are possible for the City of Monticello, although the terrain may pose unique challenges to development. There is also a sizable amount of residential outside of City limits (8%), which could also provide opportunities for annexation or connectivity.

Using the projected population and household sizes, it is expected that Monticello will need some additional acres of residential land, although many undeveloped parcels exist within the corporate boundary. Residential use projections were calculated by multiplying the change in projected households by the 2014 typical parcel size. Approximate existing land uses in the City and planning area as of year 2014 were based on aerial photography and the Tax Assessor’s codes.

Projections are based on current acreages, and reflect only what is needed to sustain the status quo. Actual land needs are based on several factors as discussed in the future land use section of **Chapter 4**.

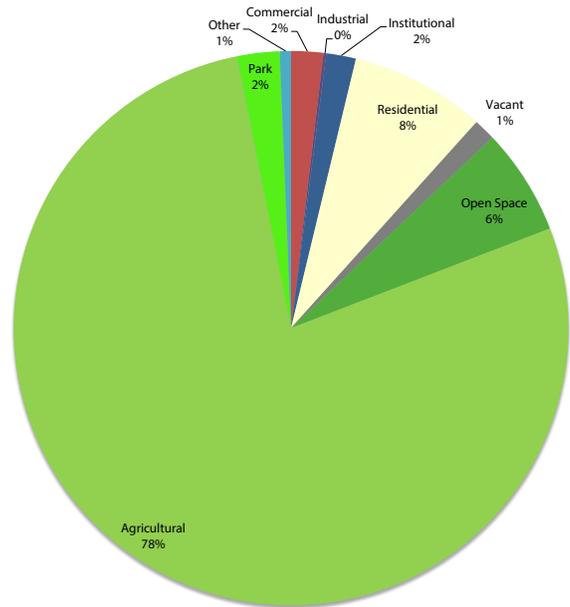
EXISTING LAND USE - CITY LIMITS

Source: MSA Mapping



EXISTING LAND USE - PLANNING AREA

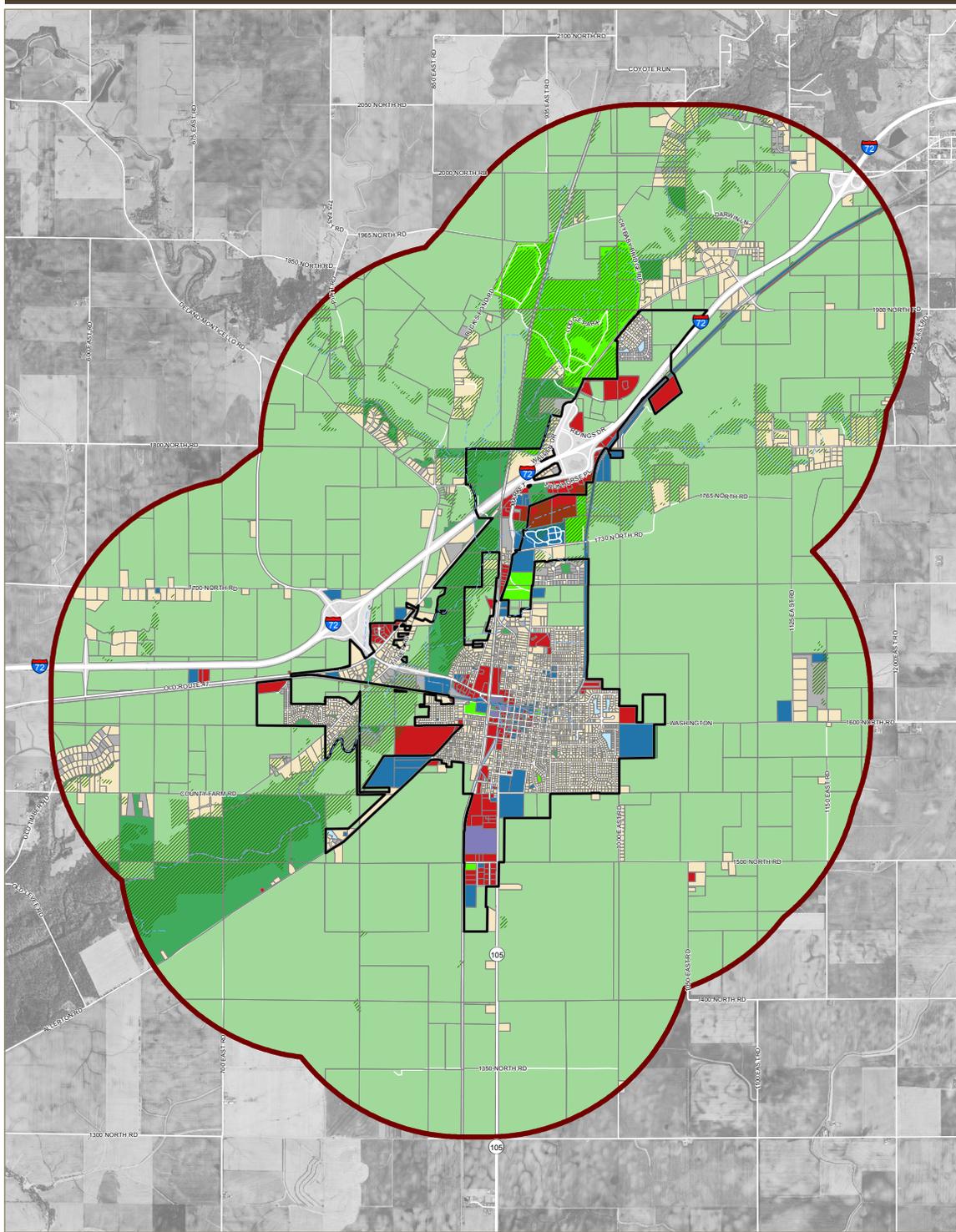
Source: MSA Mapping



PROJECTED LAND USE NEEDS, 2014-2034

Source: MSA Predictions

	2013	2019	2024	2034	20 Year Change
Population	5,516	5,711	5,836	6,008	492
Households	2,292	2,380	2,432	2,503	211
Residential (acres)	670	675	679	684	14
Commercial (acres)	276	282	287	293	17
Industrial (acres)	35	35	35	36	1

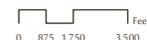


Existing Land Use

CITY OF MONTICELLO
PIATT COUNTY, ILLINOIS

- | | | | | | | | | | | | | | |
|---------------|------------------------|------------|----------|------------------|---------------|------------|------------|-------------|--------|------------|--------------|------|------------|
| PLANNING AREA | MONTICELLO CITY LIMITS | TAX PARCEL | RAILROAD | RIVERS & STREAMS | FORESTED AREA | COMMERCIAL | INDUSTRIAL | RESIDENTIAL | VACANT | OPEN SPACE | AGRICULTURAL | PARK | OPEN WATER |
|---------------|------------------------|------------|----------|------------------|---------------|------------|------------|-------------|--------|------------|--------------|------|------------|

DATA SOURCES:
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Monticello

1
2
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Appendix A

Appendix B

Appendix C

Public Input

This Appendix is a compilation of all input collected during the comprehensive planning process. The goals, objectives and policies of this Comprehensive Plan were created, in part, as a response to the issues identified and ideas collected here.

	Page
B.1 Citizen Visual Preference Survey	B-2
B.2 Stakeholder Interviews	B-16
B.3 High School Career Day	B-20
B.4 Steering Committee Meetings	B-22
B.5 Public Open House	B-24
B.6 Website	B-26

About the Data

All through April and the first week of May 2014, the City of Monticello released a community survey. The Survey was designed to gather Citizen opinions on a range of topics relevant to preparing a plan to guide growth and change in Monticello over the next 20 years. The survey covered imagining change, quality of life, city facilities and services, as well as gaged visual preferences for future (re)development.

The survey was available in two forms: 1) digitally via the City's and Project's websites and 2) by paper copies made available at the Municipal Building. Availability of the survey was announced through newspaper articles, press releases, e-mail, websites, and other social media outlets.

Using the online survey tool, Survey Monkey, a survey was made available for 6 six weeks. During this time over 300 participants gave feedback on a variety of topics covering the entire City and how it functions for the residents.

This section provides a profile of respondents, and main themes from survey responses. Complete survey data is on file with the City of Monticello.

Responses & Selected Comments

Q1
If you had one million (\$1,000,000) dollars to spend on improvements/changes/additions to the City, how would you spend it?

208 individual responses were given. Below are a selection of comments which appeared frequently.

- Nuisance abatements/ code enforcement
- Street and Sidewalk Repairs
- Recycling Program
- Wastewater Treatment Plant
- Indoor Pool and Recreation Facility
- Dog Park
- Movie Theatre, Entertainment, Retail
- Beautification
- High Speed Internet (Fiber-optic)
- Downtown Revitalization/Inspection
- Infrastructure
- Bike Paths
- Facilities for youth and senior citizens
- Outdoor recreation fields (baseball, basketball, soccer, tennis, etc.)
- Library
- Business Incubator
- Savings account for City
- Schools (both renovate and new)
- Improve Pepsin site
- Branding and Marketing Monticello as destination
- Infrastructure (sanitary sewer, water, etc.)
- Improve entryways into Monticello
- Job attraction and retention
- Community Center
- Tourism development

Q2
What is Monticello's biggest asset?

291 individual responses were given. Below are a selection of comments which appeared frequently.

- Monticello's residents
- Friendliness
- The Courthouse Square/Downtown
- The school district
- Small size
- Location (to Decatur, Champaign-Urbana and Bloomington)
- Allerton Park
- Recreational assets and opportunities
- High quality of life
- Safe
- Low taxes
- Quaint
- Historic
- Local government
- City services
- Medical facilities
- Community Pride
- Train Museum



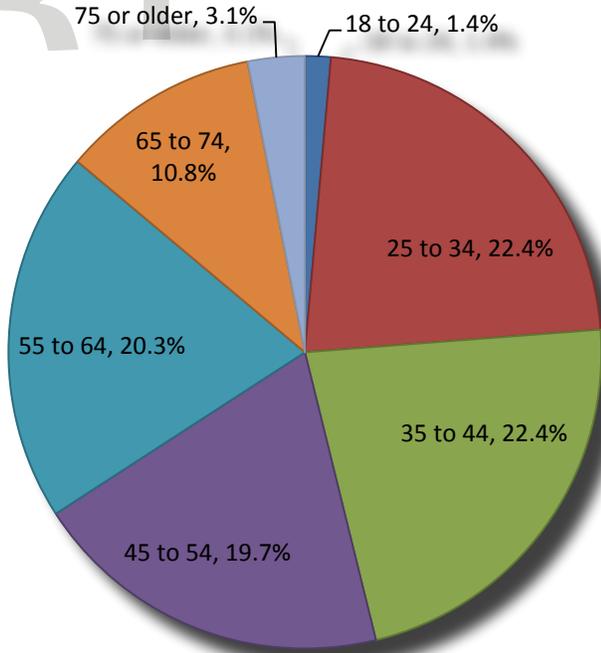
What is your biggest concern for the future of Monticello?

279 individual responses were given. Below are a selection of comments which appeared frequently.

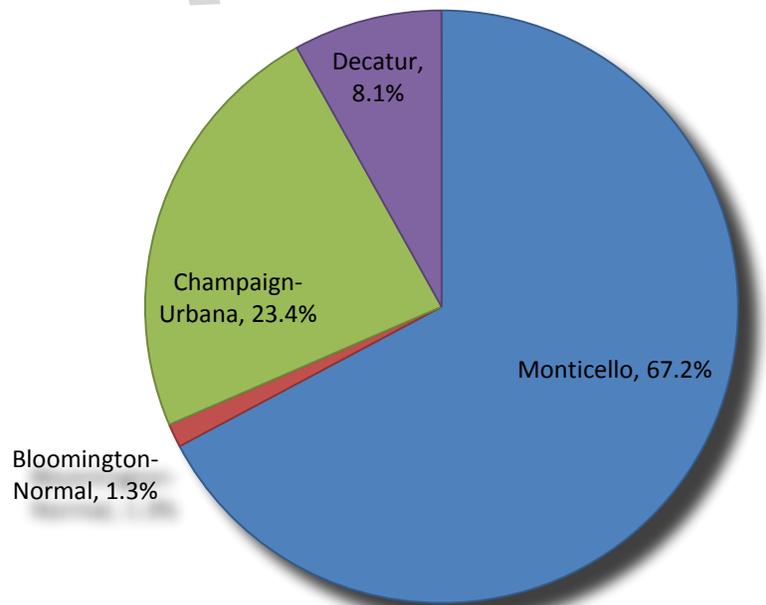
- Jobs and economic growth
- Aging infrastructure
- Loss of uniqueness
- Aging population
- Small business retention/attraction
- Vocal minority
- Monticello growing too large
- School funding
- Education and condition of schools
- Disjointed development
- Lack of code enforcement
- Loss of youth after high school
- Over spending of City funds
- Becoming a bedroom community
- Maintaining the quality of life
- Deterioration of natural amenities (e.g. Sangamon River)
- New resident attraction
- Affordable housing for smaller/younger families and individuals

Profile of Respondents

Age of Respondents:



Geographic Location of Employment



Visual Preferences

Q6

How appropriate would each commercial development be if built in Monticello?

Very Inappropriate Inappropriate Neutral Appropriate Highly Appropriate



Select comments:

- Mixed use is a good fit
- We have empty buildings, work on those first
- Keep quaint feel of town
- Keep development unique and for a small town
- Reflect historic character of town
- Draw small, local businesses

Q7

How appropriate would each type of signage be for commercial developments within Monticello?

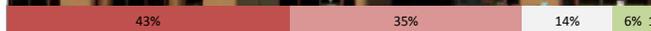
■ Very Inappropriate
 ■ Inappropriate
 ■ Neutral
 ■ Appropriate
 ■ Highly Appropriate



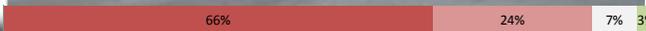
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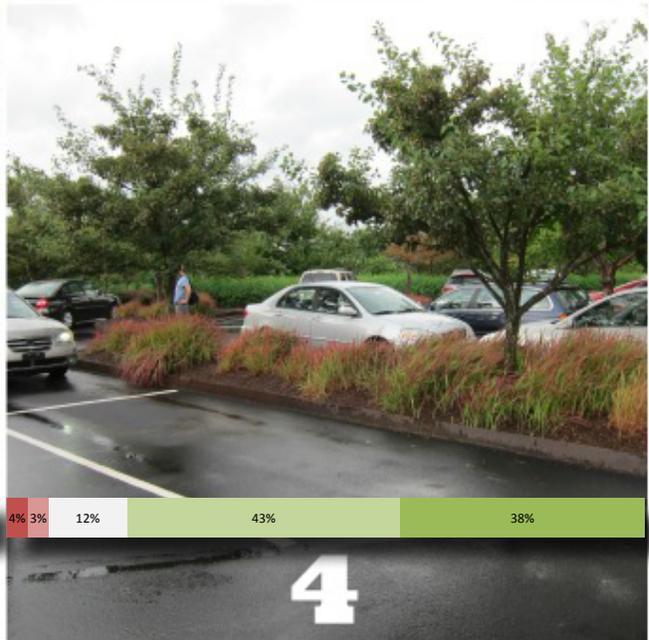
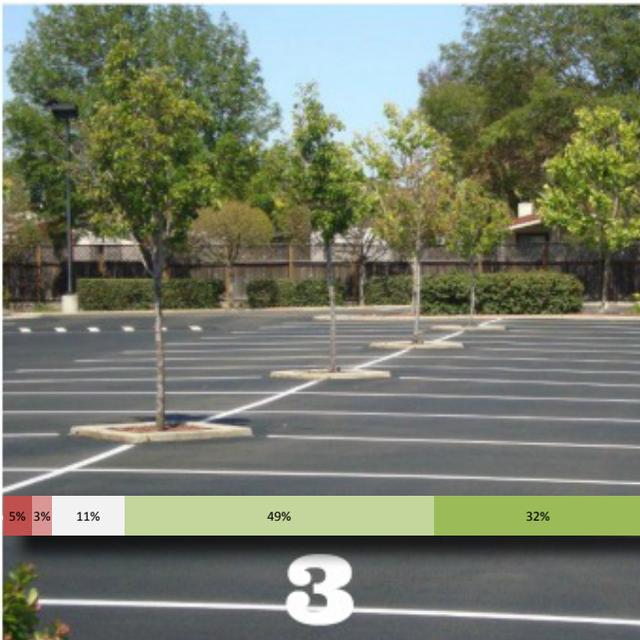
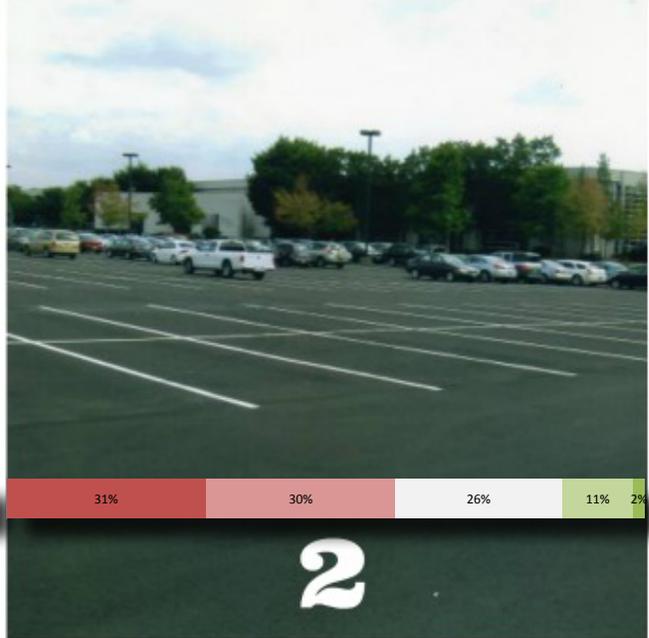


4



How appropriate would each parking lot be if built to support commercial development within Monticello?

Very Inappropriate Inappropriate Neutral Appropriate Highly Appropriate

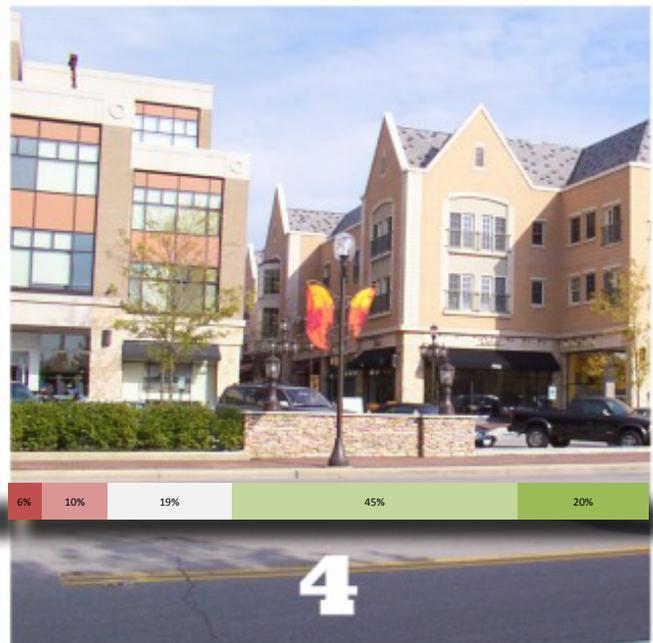
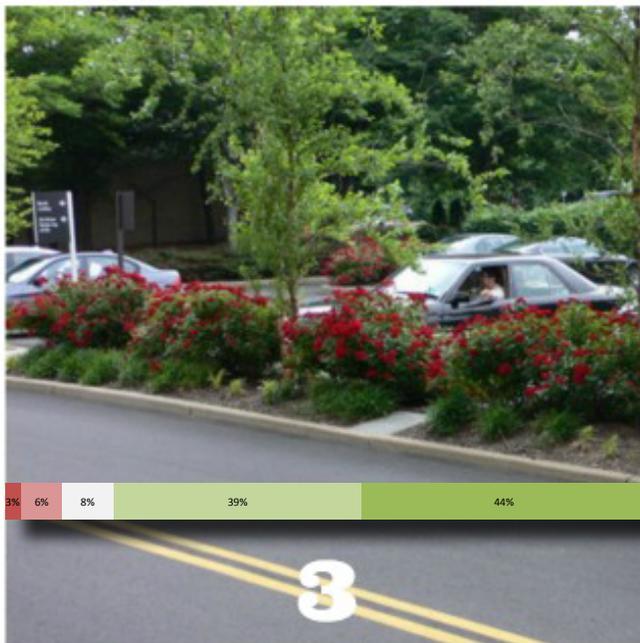
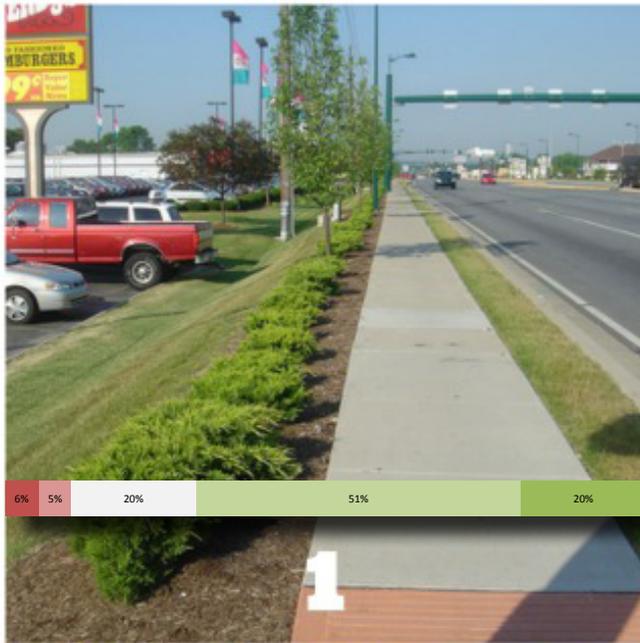


Select comments:

- Incorporate green space
- Be cognizant of snow plows
- Keep parking areas small
- Include green areas for storm water collection
- Keep parking lots well lit and low maintenance
- Enforce maintenance of parking lots

When considering areas between parking lots and the public right of way (sidewalks and streets), how appropriate would each of the parking lots edges be in Monticello?

Very Inappropriate Inappropriate Neutral Appropriate Highly Appropriate

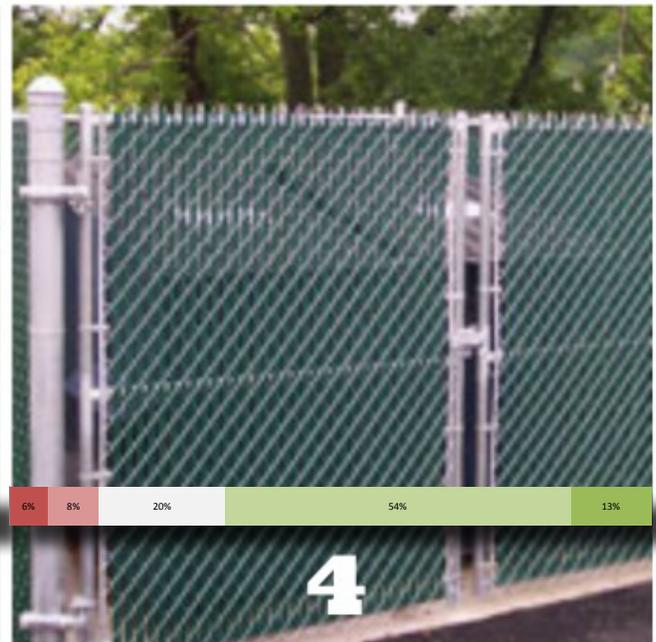
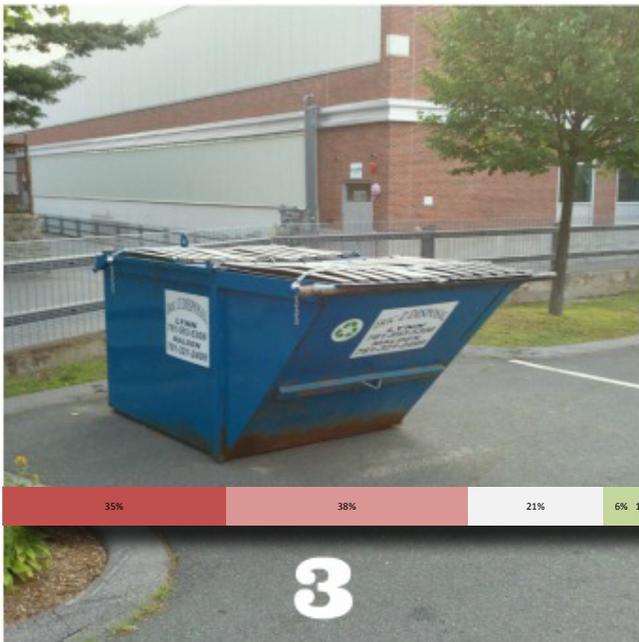
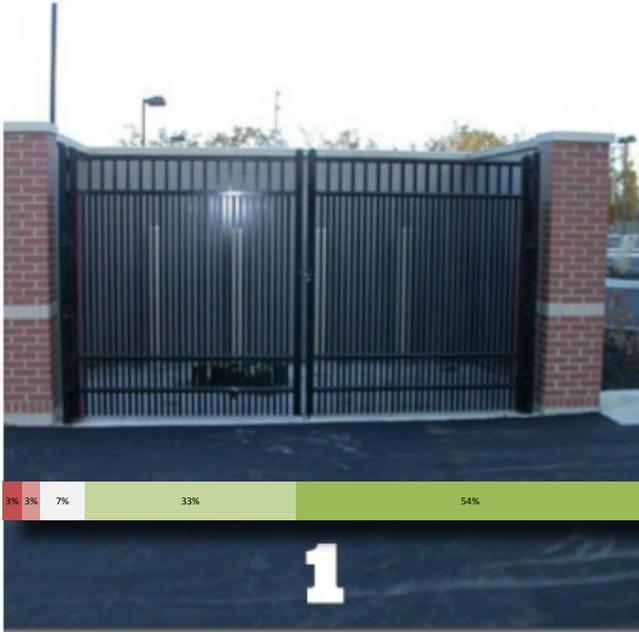


Select comments:

- Barriers between pedestrians and moving/parked cars is good
- Handicap accessibility is important
- Needs to be low maintenance
- Utilize stormwater mitigation tactics
- Beautification is important

How appropriate would each service area design be when considering trash receptacles for commercial development in Monticello?

Very Inappropriate Inappropriate Neutral Appropriate Highly Appropriate



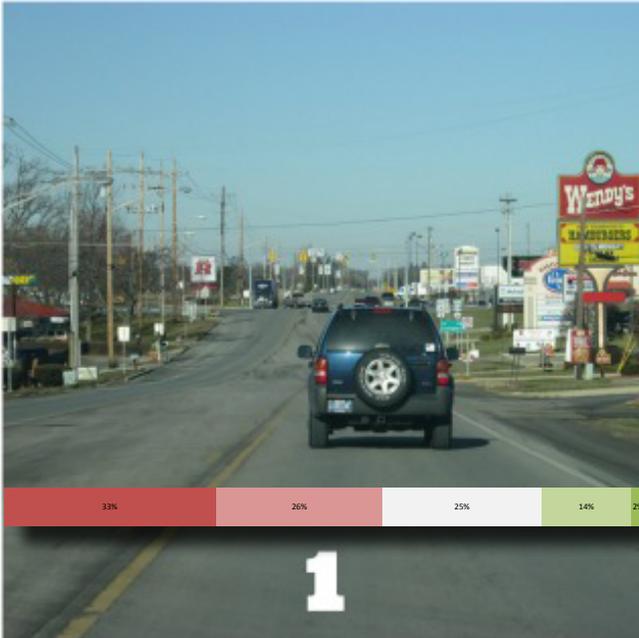
Select comments:

- Doesn't have to be fancy, just blend in
- Dumpsters look dumpsy
- These details are important
- Depends on the location
- Looks cost prohibitive

Q11

When considering the design of the streets through Monticello, how appropriate are each of the photos?

■ Very Inappropriate
 ■ Inappropriate
 ■ Neutral
 ■ Appropriate
 ■ Highly Appropriate

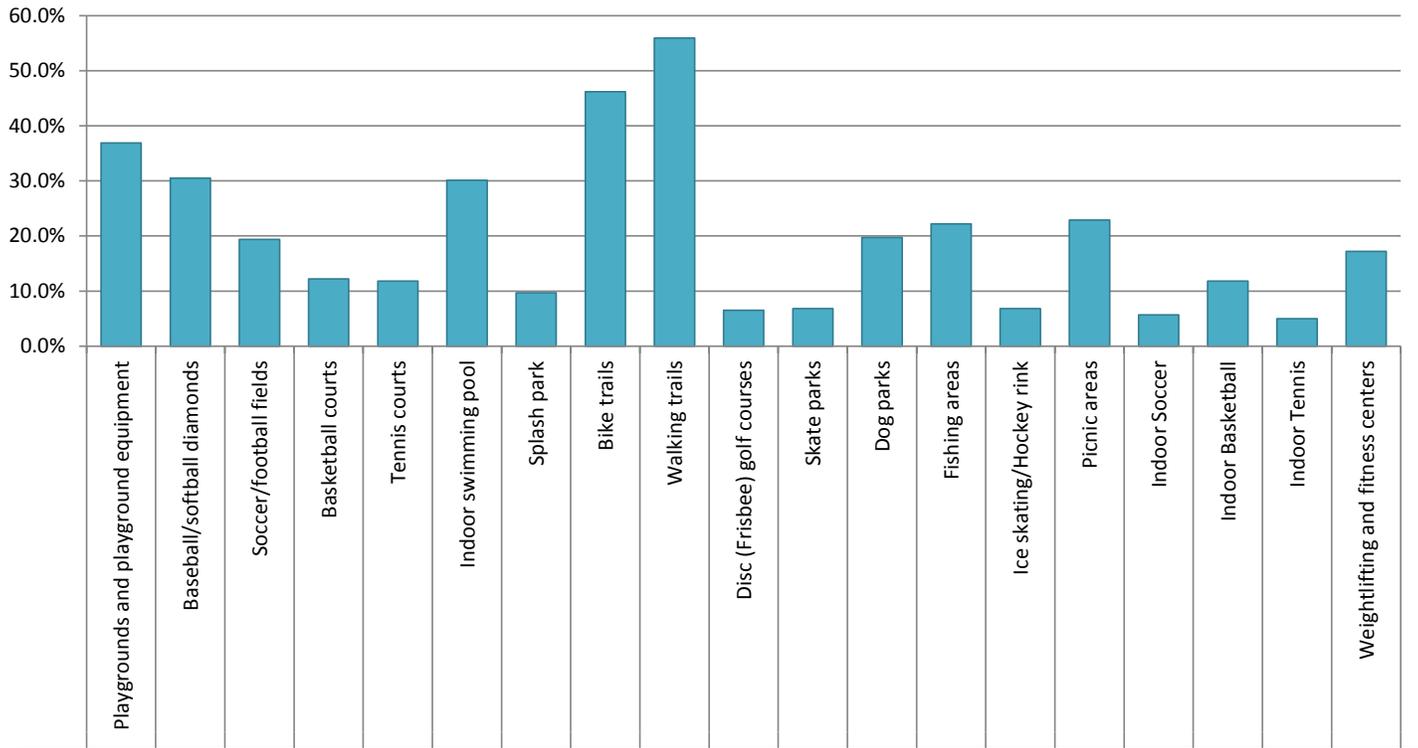


Select comments:

- We are not that big and don't want to be
- Big fan of bike lanes and turn lanes and sidewalks
- Limit the obstacles
- Bike lanes and green space, infiltration areas should all be considered with new development
- Keep the small town feel--need safe bike routes

Monticello's Amenities

Please indicate UP TO FOUR types of recreation amenities that you would like to see expanded or improved in Monticello, either by the City or by the private sector.

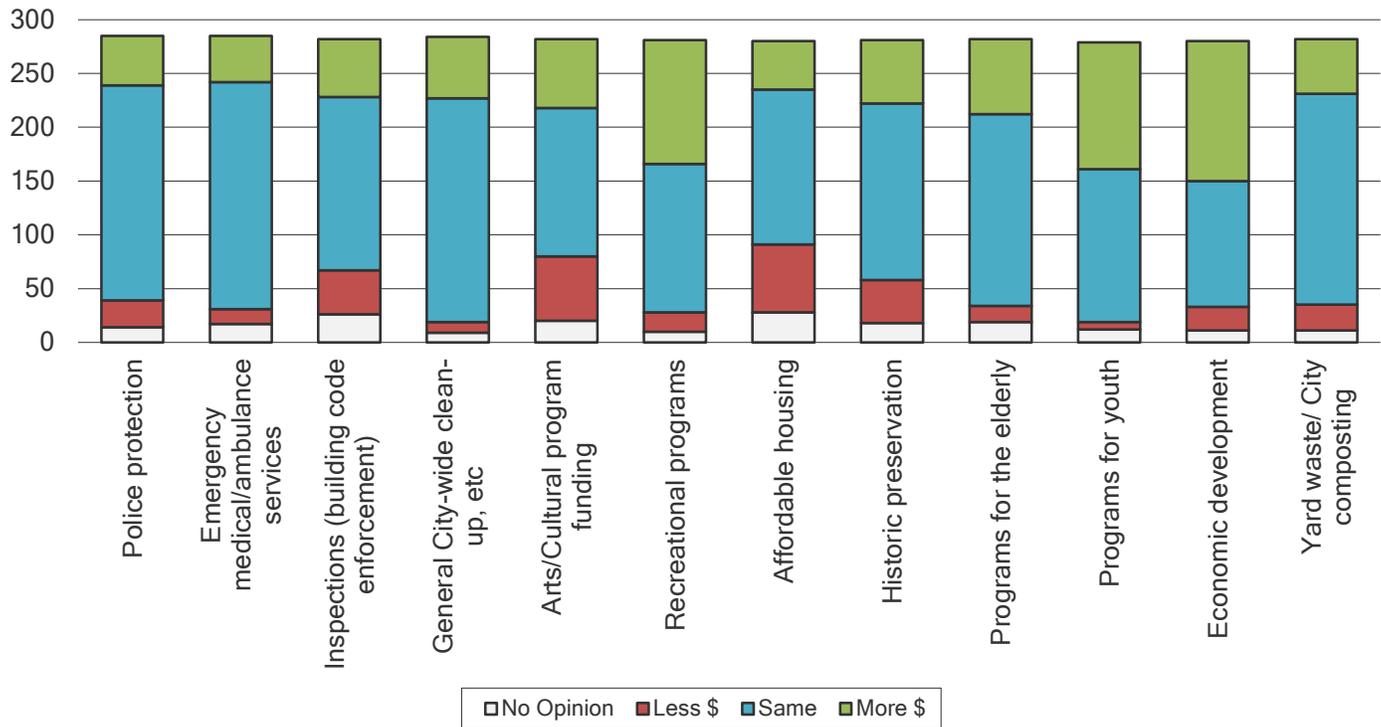


Select comments:

- Just because you may not use them doesn't mean we don't need them.
- Indoor walking areas
- Cinemas
- Outdoor recreation facility must be a priority
- Indoor pool
- Multi-purpose field
- Senior fitness available 24/7
- Golf
- Camping
- Sportsman Club
- YMCA
- Performing arts center
- Youth innovation (lego, robotics, engineering, physics, etc.)
- Community Gardens



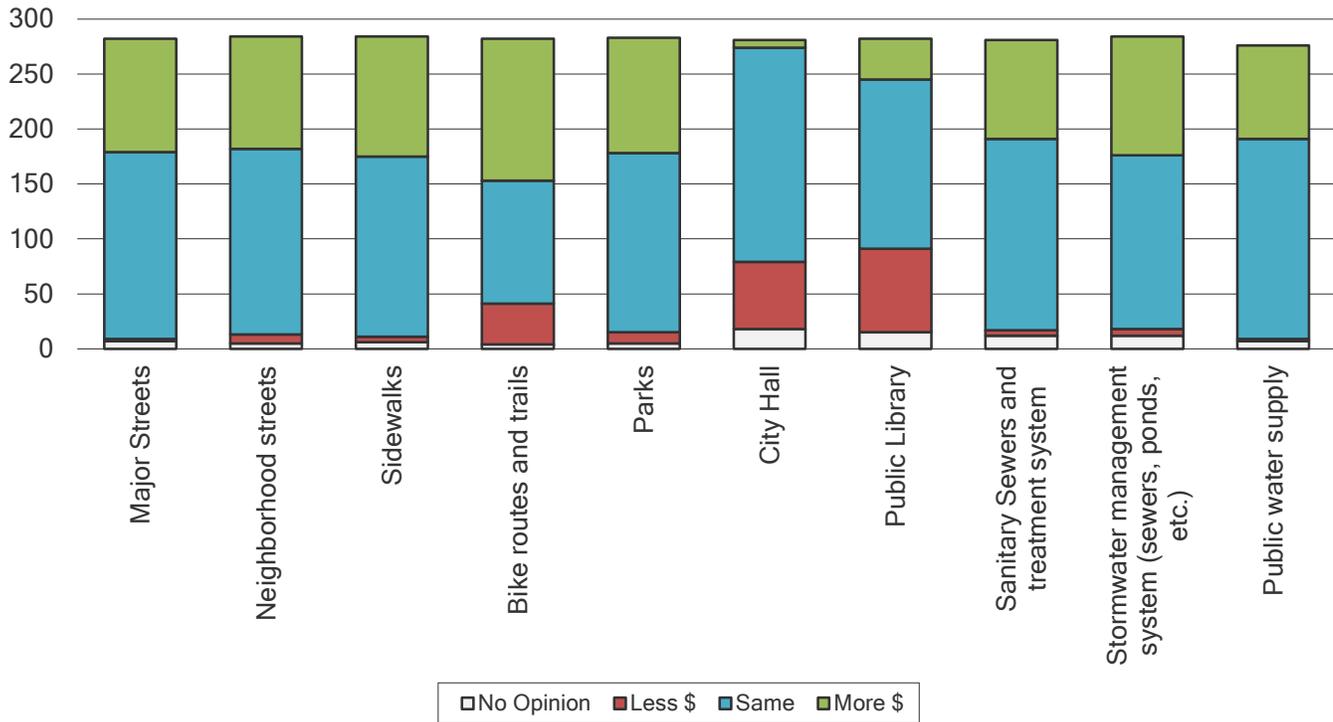
The City supports many public services with a limited budget. How would you like the City to prioritize spending on these services? Please indicate your spending preferences based on your satisfaction with these public services.



Select comments:

- More money for marketing the community. Our folks do a great job on a shoestring but if we want to attract anything, we need to invest in it
- Monticello residents can not participate fully if the cost keeps going up.
- Recycling
- Spend it on infrastructure instead
- HELP THE RIVER!!!!!!!!!!
- Risk assessment for residential growth without infrastructure funding
- I'd love to see the city partner with multiple arts organizations
- Following up on nuisance violations (kind of falls under building codes)
- Return the recycling program & fix the garbage pick-up situation so that recycling center is not abused.

The City maintains a wide array of public facilities and infrastructure with a limited budget. How would you like the City to prioritize maintenance and construction investments? Please indicate your investment preferences based on your satisfaction with these facilities.



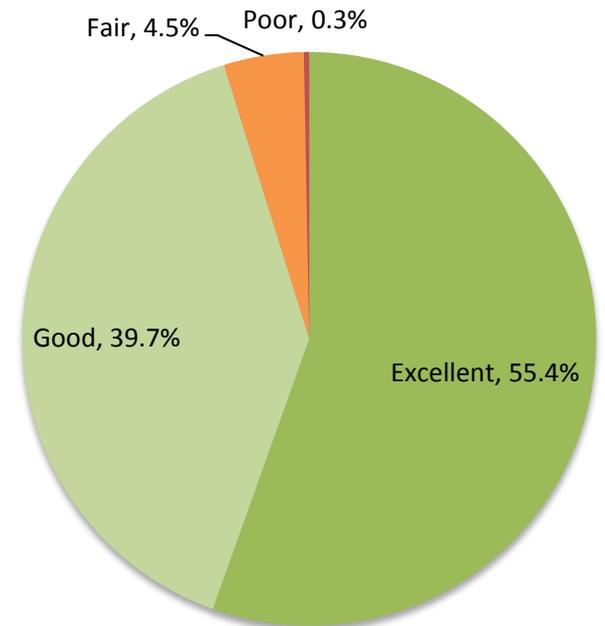
Select comments:

- Our City is beautiful. Our city hall is nice on the interior, but looks like it got a beating in the last hailstorm. Would be neat if it could get renovated to look like the old lumber building it was.
- Older sections of town need sidewalks
- Stormwater/Flooding needs to be addressed more.
- Stop street sweeping oil & chip roads, it is wasteful tax dollars to redo the road and to run the street sweeper, there is no benefit in areas that do not have storm sewers
- Interstate overpasses need repair
- IN THIS DIGITAL AGE WON'T LIBRARIES ENTER OUR HOMES VIA PCS AND REQUIRE LESS PHYSICAL SPACE ?
- Any new infrastructure (espec schools) should be as energy efficient
- Should focus on keeping the services centrally
- Our infrastructure needs lots of attention
- THMs, Radium, Arsenic getting high perhaps consider using RO system and Miox chem
- Good and ample water and a state of the art solid sanitary system are key to future economic growth

Overall, how would you rate the quality of life here in Monticello?

Select comments:

- I moved here and I hate to say it, but the people complaining are so spoiled and don't know how good they have it here
- One small thing - Population signs on major highways. Why no signs?
- More than Good, Very good, if that were an option
- Never allow another subdivision to be built without sidewalks on both sides (like Ridgepoint was)
- Not everyone is a 'hater.'
- Needs more job opportunities with that will come more tax revenue doesn't seem to be enough of a push to bring in a factory or large company of some sort.
- My husband and I have both worked in the same place for almost a year (C-U) but haven't moved there because we love our house, neighbors, town, and atmosphere, (and landlord!)
- This is a fantastic place to live!
- YOU NEED JOBS (REAL JOBS) TO BE EXCELLENT
- City Manager and his staff keep up the good work.
- The current Mayor, City Council and Floyd Alsop do an excellent job of trying to keep on top of things!!!
- We have been here 10 years now & love it!
- The city council and city management needs to wake-up and live within our means.
- It was excellent but the quality has been falling for the past 7 years
- I have lived here 55+ years and it has definitely gone down hill.
- We are very fortunate to live here. Thank you.
- I want to live in small town Monticello-not suburbia, not Champaign
- Safety may be more of a concern soon
- Couldn't imagine living anywhere else



- Raise taxes to improve infrastructure
- We need to begin thinking about a new nursing home.
- Safe; good schools; can manage buying locally for the most part without having to go to Decatur or Champaign. Love the low taxes
- I feel new businesses are given too much leeway and in some instances have created eyesores and environments that go against our hope of creating "unique monticello"
- I moved here from Los Angeles for a better life for my children. Monticello can be an ideal community with a few changes. I know revenues need to be raised for improvements and I think you could start with a simple fix; parking meters on the square. It's simple and people are used to it. Do a study to see what would be raised and offer it to the public with ideas for the revenue use.
- We appreciate Monticello as a great place to raise children.
- There needs to be more cooperation between the community and its leaders.
- We have so many assets to protect and enhance.

Interview Process

Along with the public input process and the Steering Committee, MSA worked with the City to come up with a list of Stakeholders to interview. These stakeholders were key property and/or business owners, residents, and community leaders who were not already represented on the Steering Committee.

The objective of the interviews was to gain a better understanding of the plans and preferences of property owners, and a better understanding of the issues, opportunities, barriers, investment gaps and trends affecting Monticello.

Fifteen people were interviewed and gave detailed insight around the community areas of education, downtown, business development, residing, healthcare, agriculture, tourism, and recreation.

The following is a summary of their responses.

What are some of the major projects/ accomplishments which have occurred in the last five (5) years?

- The School District has made Annual Yearly Progress the last 4 out of 5 years.
- The schools maintain an average class size of 21.
- Downtown is conducive to parking/walking/ access to restaurants and businesses.
- Variety of businesses in the Downtown
- Shop Monticello Campaign
- Tourism Promotion
- Keeping businesses better informed
- Strong educational reputation at all levels -- good college prep/career development
- Strong technology applications
- New/expanded medical facilities: Maple Point, Senior Center, & Kirby Hospital
- Many accomplishments in building, restoration and expansion with the Railway Museum following the master plan

What are your goals for the next five (5) to ten (10) years?

- Build/Renovate High School and potential consolidate from 3 grade school to 1.
- Develop Pepsin sight and further develop around Filippus. Redevelop old gas station lot and correct blind spot at the corner by Viobin.
- Expanding business
- Nursing home is looking at renovations
- Adding outpatient therapy
- Kirby is looking to expand surgery and rehab options
- Build children's area, shelter and memorial park at Railway Museum

What do you see as the strengths of the community and how are they being capitalized upon?

- Community Pride
- Flowers all over the City
- A welcoming community
- The pool
- Monticello Recreation Leagues and City Parks and Rec Staff
- Lots of unique things
- Millionaires Row
- Vibrant downtown
- State Street
- Kirby Hospital
- Schools
- Trails and Recreational Opportunities
- Allerton Park
- The Pool
- Business Community, 220 strong
- Volunteer base
- Education foundation
- Good, low tax rates
- Vibrant Community
- The Square
- Healthcare System
- Walkability
- Location to U of I
- Community size
- Safety

- Vibrant downtown
- Progressive City; always looking to the future
- PiatTran
- Bike Trails
- 2 Interstate Access Points
- Train museum and related tourism
- Great partnerships with the Chamber and Main Street
- Faith in Action and other organizations
- Comfortable small town with great amenities
- Viable older housing stock
- Monticello Theatre Association
- Small town charm with larger town amenities
- You know your neighbors
- Affordable utilities
- Public Works Department
- Restaurants
- Beautiful, friendly, clean, safe and friendly
- Eli Field

What are Monticello's weaknesses?

- Businesses do not stick around long
- Not many, but need a tighter partnership between Allerton and Monticello. Wayfinding signage may be the answer.
- Continuing to keep strong volunteer base
- Need to shop local more often
- Lack of housing variety (both in type and cost)
- Gap between professional level jobs and minimum wage jobs
- Youth recreational facilities and accessibility to those. Need updates and maintenance of existing facilities as well as expansion
- Community building is outdated - need a community center for events (weddings, graduations, parties, etc.)
- Concerned about anchors locating away from the downtown (library, church, etc.)
- Recreation needs expanded
- Dilapidated buildings and businesses. Need to manage older structures and save them
- Need rental and multi-family housing
- Need low-mid to mid-income housing

- Lack of employment opportunities / variety of job options
- Naysayers
- Road widths for truck routes
- Topography in regards to water / flooding issues
- Reuse of old library building
- Downtown should be a local historic district and use that as leverage for reinvestment and a marketing tool
- Need a common understanding about what Economic Development means for Monticello
- Gradeshools are not located in close proximity
- Life safety issues with a few downtown buildings
- Airport strip is not paved
- Maintaining volunteer base
- Tend to be short-sighted with economic development
- Clean up around ShopKo
- Do not have basketball for youth below 4th grade
- Local prices are not necessarily competitive
- A little thin on number of restaurants
- Need more adequate facilities for youth sports (soccer fields, basketball courts, and a track.
- Need to keep travel sports teams local
- Childcare is expensive and limited
- Parking downtown
- No wayfinding signage off of I-72

What type of development is needed or missing from the community?

- An area for older kids to congregate, such as a skate park
- Youth focused development now that we have accomplished senior citizen activities
- New commercial development near Christ Lutheran Church
- Expansion of ball diamonds in the Apple Tree area
- Develop around Kirby Hospital
- Continue technological upgrades (fiber optic)
- Balancing heavy truck traffic with community life
- Recreation Center (e.g. YMCA)

- Complete Streets
- Connecting trails and adding bike racks
- Professional jobs
- Need a drug store by Kirby Hospital
- Distribution warehousing
- Would like to see more companies/businesses based in Monticello, ideally near I-72
- More housing development
- Usable space may hinder development expansion
- Indoor swimming for health and recreation
- Small movie theatre
- Art Center (for artisans, musicians, and performers)
- Work with Viobin as Gateway in to the Community
- Perhaps attract suppliers for Viobin or other industries?
- Business Park
- Professional Office Space
- New entrepreneurial business space
- Develop business without growing community
- Sidewalks are needed on Robert Webb
- Affordable daycare
- Develop more commercial around I-72
- Develop green space and streetscaping along Iron Horse Place for better visual enhancement of businesses
- Development for retirees

Are there any particular areas that need revitalization?

- Nick's Park needs to be updated
- Market Street took a beating this winter and need to be resurfaced
- Pepsin lot needs to be developed
- General Cable will need to be addressed at some point in the near future
- Bridge Street exit into town need some beautification
- Road into Willow Tree Mission
- Stormwater / flooding issues along Buchanan Street near high school
- Vocal minority has too much influence

- Need to be more proactive in making positive influences
- Entrance into City from the west on Center Street - needs beautification
- Better use 2 rail spurs by General Electric
- Maintenance of back roads
- Aging infrastructure
- River development and improvement of flood plain drainage throughout community

What are the limitations to achieving your vision for the community?

- Time and money
- Ensure future development is contiguous and remains walkable and accessible to entire community
- Finish ballfields to host statewide events
- Monticello needs a more cohesive approach to development
- Doing more with less
- Community will not support tax increase
- Cooperation of organizations
- Overcoming the negative image of Illinois business environment
- Competing with surrounding communities and states

What brings Monticello together/puts it ahead?

- Great hospital
- Location on I-72
- Vital Downtown
- Great Education Reputation
- Allerton Park
- Cooperation between City and businesses
- So many choices--you don't have to leave town to get anything done if you don't want to.

What does or can your organization/business do to help further the development of the City?

- Be aware of upcoming events and committees and serve as needed

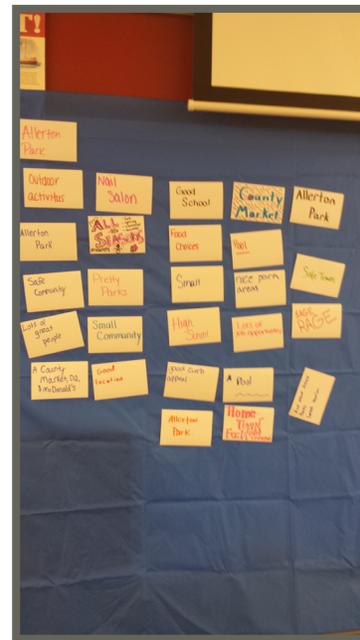
- Continue to help businesses survive by being a positive voice in support of the community
- Find a way to make the pie bigger--find funding for community projects
- Continue to offer and expand quality events (e.g. Polar Express, Railroad Days, etc.)
- Spend as much money within the community as possible

Student Engagement

As part of the annual Career Day at Monticello High School, MSA Staff was asked to present on the job of an Urban Planner. But instead of giving a presentation, the Staff solicited the opinions of the students to use as part of the public participation process.

The students were excited and willing to engage in thoughtful discussion about the current state of their city as well as where they would like to see it in the future.

As part of the exercise, Staff asked the students to write on note cards what they don't like about Monticello and then what they do like about the City or things that they believe would make the City better. Their thoughts and suggestions can be seen in the chart on the opposite page.





Things that make Monticello Great	Things that would make Monticello Better
A County Market, DQ, & McDonald's	Better Tennis/Volleyball Courts
Small Community	Tiny
All Seasons #variety -fall-spring-summer-winter	Biking
Good Location	Sushi
Lots of Great People	Mini-Mall
Safe community	Smoothie King
Allerton Park	Book Store
Good Curb Appeal	Indoor Rec Center
High School	Recreation Building
Allerton Park	Walmart/Target/Mall #saveongas
Pretty parks	Movie Theatre
Small Community	Farm-to-Table Restaurant
Pool	Noodles & Co
County Market	Preforming and Alternate Arts Building or Studio (acting, art, dance, music, sculpting)
A Pool	Dog Park
"Home Town" feel & easy location	Nicer schools
Lots of opportunities	At least one "fancy" restaurant
Nice Park Areas	More things (shops, food, etc..) on the Square
Sage RAGE	Buffets #hannahungry or sushi
Safe Town	Diversity
Allerton Park	A teen hangout facility
Outdoor Activities	Coffee Shop
Allerton Park	Panera & Starbucks
Food choices	Paved Bike Path
Good School	Skate Park
Good School District	More Art related classes for school
Parks	More places to perform music
Small Tourism	Recreational Activities
	Rec Center with: Ice rink, music hall, indoor fields, training pool, gym, bowling alley, etc.
	Five Guys
	Dog Park
	Target
	Chipotle
	Music Shop
	Need a Walmart
	Better Internet
	Better Ball Parks
	Better shopping variety
	Movie Theatre
	School needs more advanced classes
	New school with air conditioning
	small
	Improved library w/ lots of resources!
	rebuild the roads
	More restaurant choices
	Jimmy Johns
	Taco Bell
	Better Roads
	5 Guys Burgers & Fries
	Starbucks
	Bigger Town
	Better Internet at the school
	More activities and classes having to do with fine arts
	more sports activities
	school lunches
	more store varieties
	Target
	Better Shops
	Movie Theatre
	Indoor Sports facility
	More modern school building
	Book Store
	Nail Salon

Steering Committees are an invaluable method to involve key stakeholders and explore important issues. Monticello's Steering Committee was the primary review body throughout the planning process. They met bimonthly with City Staff and Consultants to thoroughly discuss each component of the Comprehensive Plan. The following texts gives an abbreviated summary of each of the meetings.

Meeting #1 - Assets & Liabilities

The group met for an hour and a half. Introductions were made, and the Consultants gave an overview of the process, the roles of the committee members, and the project schedule. The group was then lead through a Community Assets and Liabilities Exercise which covered the topics of transportation, housing, agricultural & natural resources, economic development and downtown. The results are show on the page opposite.

Meeting #2 - Existing Conditions

The meeting kicked off by reviewing the data collected on the existing conditions within and around Monticello. The group looked at areas where the city excels as well as where it falls short. This meeting set up the group for the goal setting meeting.

Meeting #3 - Future Land Use

The meeting kicked off by reviewing the data collected on the existing conditions within and around Monticello. The group then spent the meeting looking at potential future uses for sites and areas all over the City. Discussion focused on future development areas as well as sites for redevelopment. The results can be seen in **Chapter 4 - Land Use**.

Meeting #4 - Goals, Objectives, Action Steps, & Implementation

The group met and discussed action steps for the goals they set. These action steps are what will put the Comprehensive Plan to use and ensure the vision is met.

Meeting #5 - Draft Plan Review

The Steering Committee and City Council met to review the Draft version of the Comprehensive Plan and Downtown Plan. Portions were discussed and a few minors changes were made.



Monticello Comprehensive Plan Steering Committee

TRANSPORTATION	
Assets	Liabilities
Piatt Tran	Need to connect all the assets with shuttle (Allerton, DB, Train, etc.)
Piatt Tran provides shuttle for large events (i.e. 3rd of July)	No route around city for Ag Implements
Friendly Transportation community	Industrial Connections to Interstate are lacking
Opportunity for coordinated transportation efforts to Champaign & Decatur	Marion St. viaduct and Bridge St. Viaduct have Low Clearance
	Narrow turning radii throughout town
	Sidewalks in general need improvement
	Connectivity of Routes
	Don't ride Bikes to Schools.
	Need other ways to cross 72 other than car.
HOUSING	
Assets	Liabilities
Historic Districts (3 National)	Medium to Below Medium Price Range Homes Needed
Walnut Street Project - Revitalization	Older Vacant Homes/Neighborhoods need updated (revitalization)
Senior Housing Currently being met	Areas in need of curb and gutter
	Multi-Family should blend with surrounding area
	Potential for Slum Lords
AGRICULTURAL & NATURAL RESOURCES	
Assets	Liabilities
Great Parks outside city limits	Lack of parks within city limits
Schools have nice parks	Require Green Space in new developments
Forrest Preserve Park & Lodge Park - Open Green Spaces	Connect Green Space and Outlying areas
Sangamon River	Complex of Fields needed (Soccer, Baseball, etc.)
Amazing Bike Trails - Should Expand	Community needs to encourage recreation
	Need promotion/signage of exiting amenities
	Access to Sangamon River
	Quarry for Recreational Site
	Designating Parking for Bike Trails
	Need to manage water as ag is developed.
ECONOMIC DEVELOPMENT	
Assets	Liabilities
Viobin Fence - Community Love and Support	Need to revisit zoning ordinance
Great Specialty Shops	Take down old signs
Shopko	Need a retail store for basic retail - capture those dollars in town
2 Hotels	Tension between existing and bringing in new business
Strong Arts Scene	Need higher end restaurant
Day Trip Destination	Businesses grown and move out
Fiber Optic soon to be available	Dated Facilities - need incentives for investment
Car Dealership	Promote as destination
John Deer Dealership	Need to promote outdoor recreation (canoe, boat rentals)
Railroad Museum	No Bed and Breakfast
Eli Field	Need to focus on tourism
Events (Chocolate Fantasy, Monticelebration, etc.)	Coordinate specialty shops
The Square	Need better shop hours
Unique Shops	Vacant manufacturing - General Electric
Tourist Center through the Chamber	Entertainment needed - theatre burnt down
School facilities are improving	
DOWNTOWN	
Assets	Liabilities
Everyone works together (businesses)	Parking - all day => Need parking for customers
Façade Improvements & Streetscape	Need Signage about FREE parking
The Square	Need Volunteers for quality events
Pearls & More => Architectural Lighting	Train Group is Aging
95% 1st floor Occupancy Rate	Need Wayfinding
Community Events	Businesses need Renovated/Updated -- Inside and Out; Life Safety Issues
Street Parties	Too much uniqueness - need collaboration among groups (train, Main St., Etc.)

Open House

On September 29, 2014, the City of Monticello hosted an Open House at the Municipal Building. The Open House encouraged all residents to attend to review and comment.

Attendees to the Open House were able to view the Comprehensive and Downtown Plans as they moved between stations. Each station contained a copy of a Plan Chapter and story board which contained highlights from each Chapter as well as photos, graphics and maps.

Many questions were asked and answered as the final draft was fully reviewed by the Public. Small changes were suggested throughout, but overall the plan was warmly and excitedly accepted by the attendees.

Snapshots of the Storyboards are shown at right.

Monticello

Downtown Enhancement

Planning Process

- April 2014 - Steering Committee Meeting #1; Kickoff Meetings; Assets and Liabilities
- May 2014 - Steering Committee Meeting #2; Downtown Walkabout
- July 2014 - Meeting #3; Community / Downtown Character and Goal Setting
- August 2014 - Meeting #4; Implementation and Action Plan
- September 2014 - Draft Plan open for public comment; Community Open House to review and comment on proposed documents.
- October / November 2014 - Plan Adoption by City Council.

Existing Conditions

Character

Vital to the strength of any social center is the Character. Character refers to the combination and interplay of all the elements within the Downtown. In order to embrace and enhance the existing charm of Downtown Monticello, the following Land Use and Design guidelines were created:

Development Concept

Goals, Action & Implementation

Throughout the process three (3) goals for the Downtown were realized by the Committee:

1. Monticello will be an "Over Night Destination" bringing a full day of shopping, dining, and recreation to visitors.
2. Monticello will have a well developed, historic downtown which is aesthetically pleasing and well-maintained.
3. Downtown Monticello will attract and retain businesses that strengthen and diversify the local economy.

From there, the Committee established a set of action items, a time frame in which to complete the actions, as well as potential partners and funding opportunities.

Item	Priority	Start Date	End Date	Status
1.1	High	Q3 2014	Q4 2014	Complete
1.2	Medium	Q1 2015	Q2 2015	In Progress
1.3	Low	Q3 2015	Q4 2015	Not Started

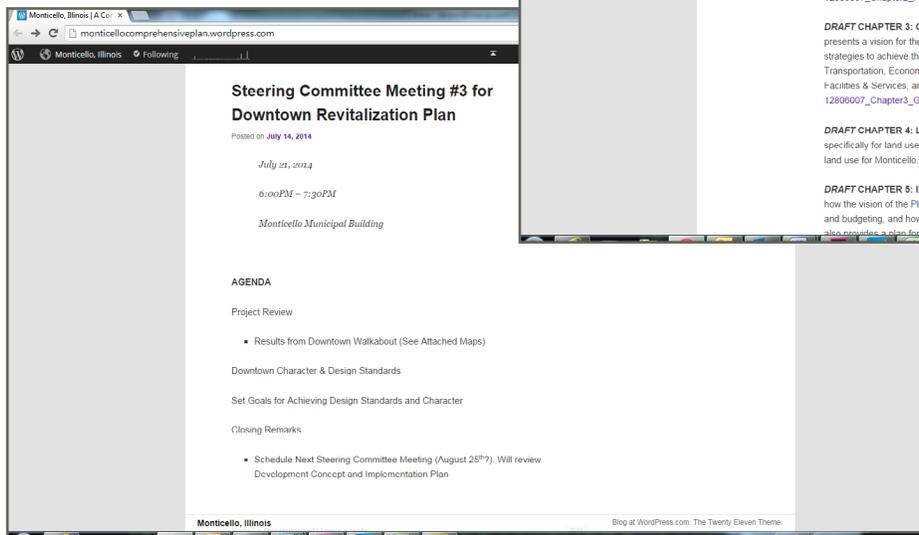
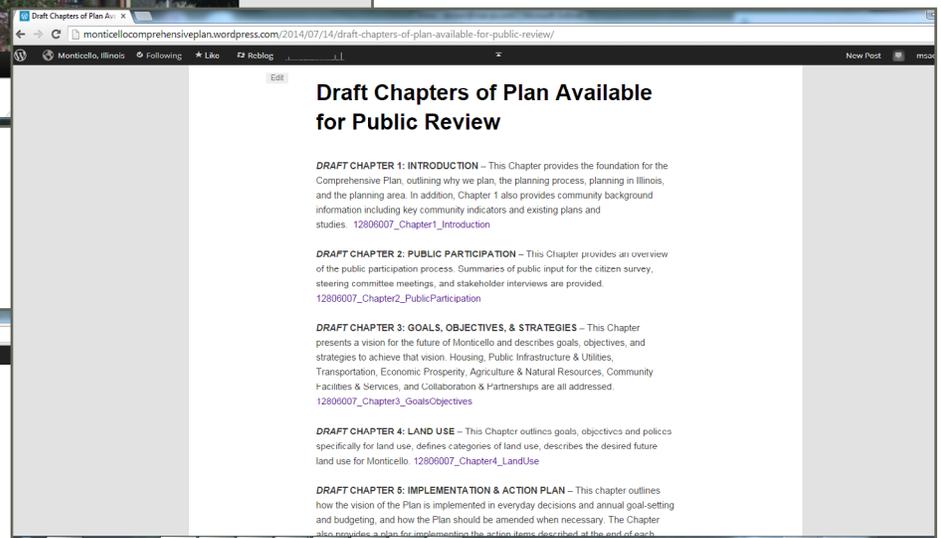
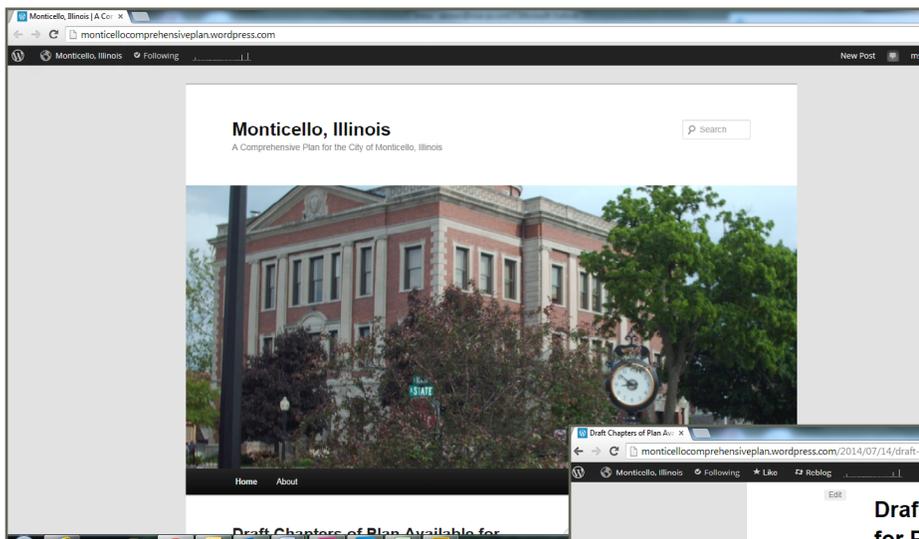
Project Website

To keep the public informed and engaged, a website was created to disseminate information on the progress of the process. The website was published and linked through the City's website.

The link was

www.monticellocomprehensiveplan.wordpress.com.

Here, information on upcoming meetings and draft documents were published. Additionally, the link to the Citizen Visual Preference Survey was posted.





Monticello

1
2
3
4
5

Appendix A

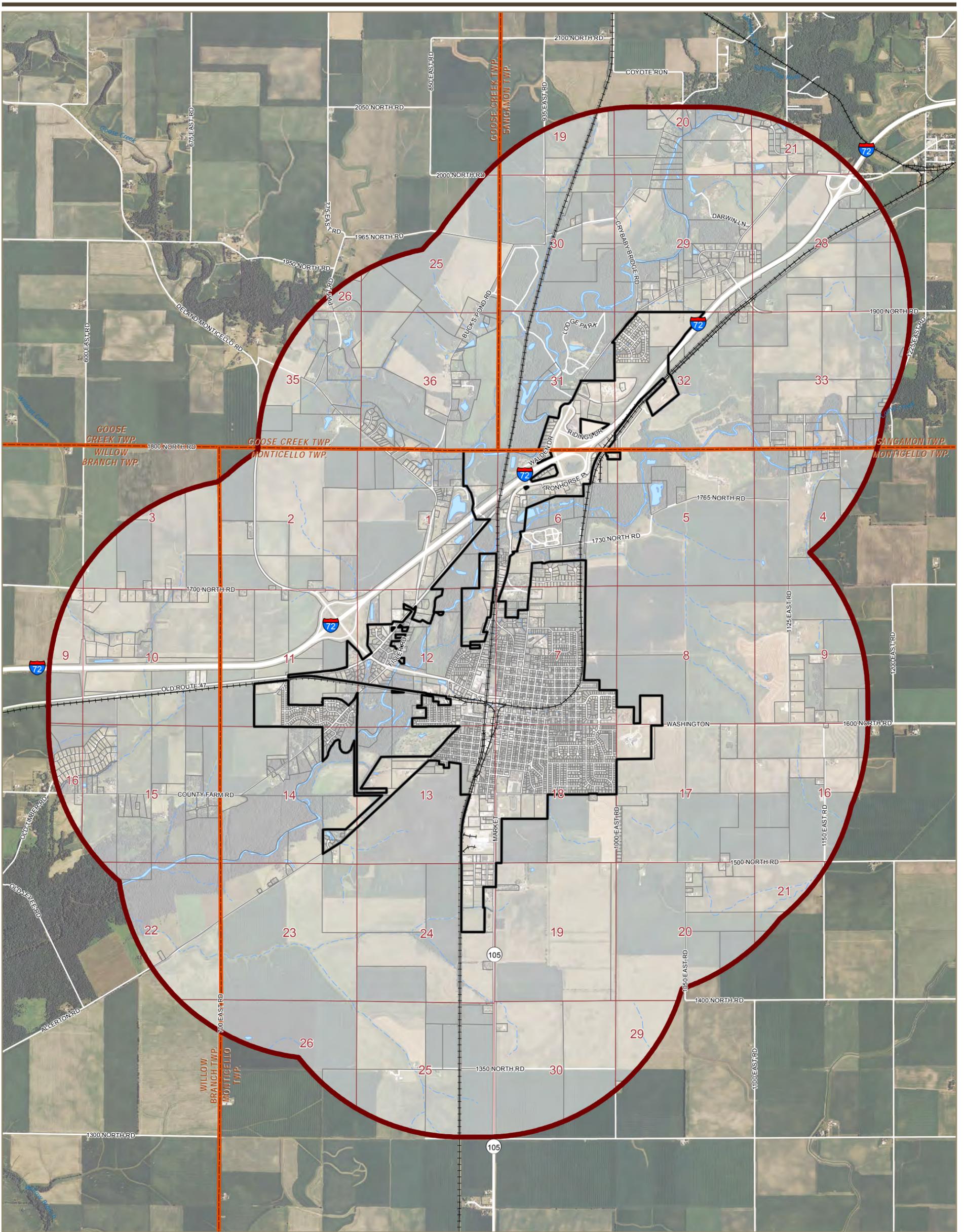
Appendix B

Appendix C

Maps

This Appendix is a compilation of all the maps included within the Comprehensive Plan in a convenient 11x17 printable format.

	Page
C.1 Base Map	C-2
C.2 Existing Land Use	C-3
C.3 Future Land Use	C-4
C.4 Transportation Facilities	C-5
C.5 Tax Increment Finance District No. II	C-6
C.6 Productive Agricultural Areas	C-7
C.7 Development Limitations	C-8
C.8 Community Facilities	C-9
C.9 Parkland Service	C-10
C.10 Historically Significant Properties	C-11



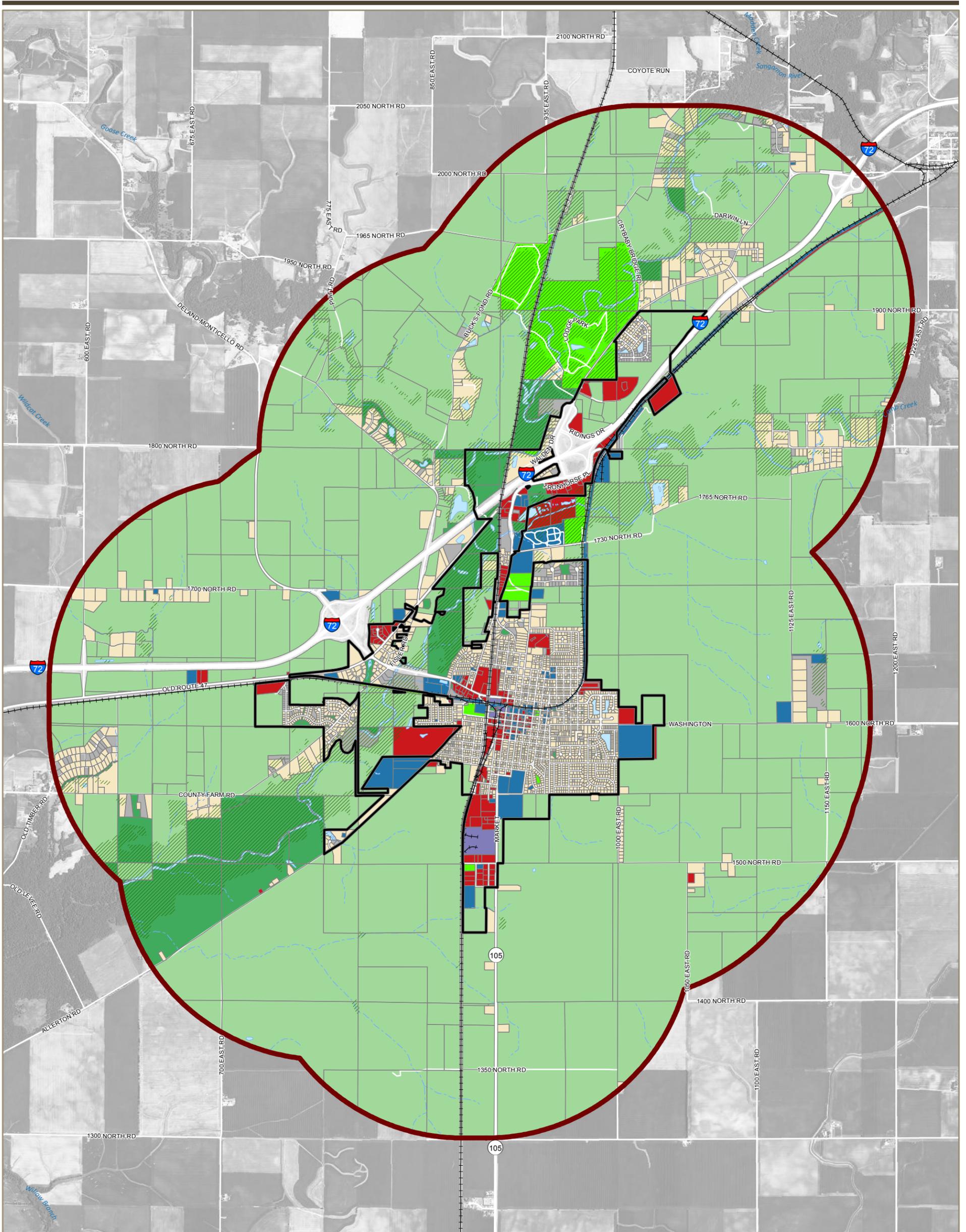
Base Map

CITY OF MONTICELLO
PIATT COUNTY, ILLINOIS

- Planning Area
- Township
- Monticello City Limits
- Section
- Tax Parcel
- Railroad
- River/Stream
- Waterbody

DATA SOURCES:
POLITICAL TOWNSHIPS, SECTIONS, PARCELS,
MONTICELLO CITY LIMITS, AND ROADS PROVIDED BY PIATT COUNTY.
RIVERS/STREAMS AND WATERBODIES PROVIDED BY THE USGS
(NATIONAL HYDROGRAPHY DATASET).
RAILROADS PROVIDED BY THE US CENSUS (2013).
AERIAL IMAGERY PROVIDED BY THE USDA (NAIP 2012).





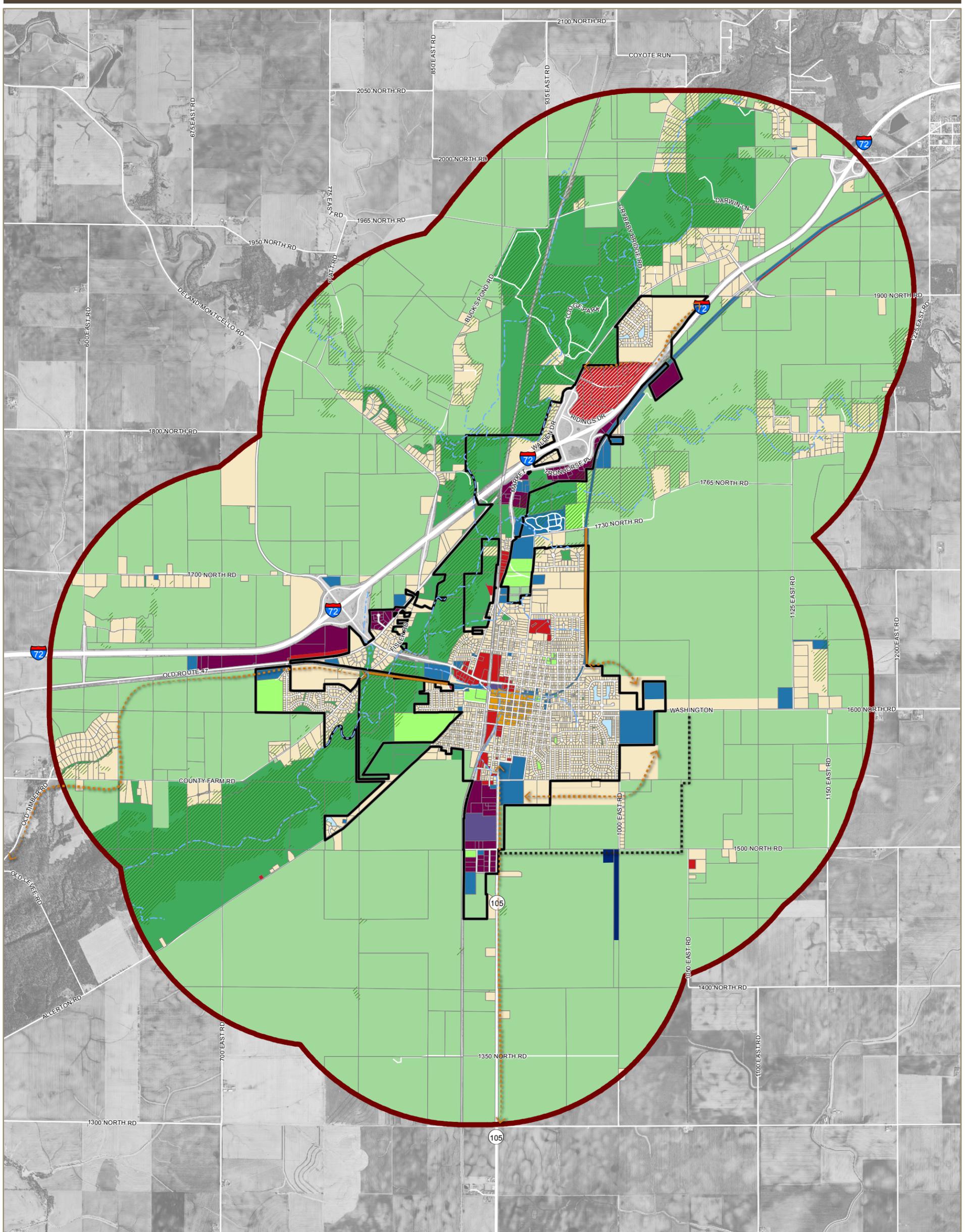
Existing Land Use

CITY OF MONTICELLO
PIATT COUNTY, ILLINOIS

- | | | | |
|------------------------|---------------|--------------------------|--------------|
| Planning Area | Railroad | Existing Land Use | Vacant |
| Monticello City Limits | River/Stream | Commercial | Open Space |
| Tax Parcel | Forested Area | Industrial | Agricultural |
| | | Institutional | Park |
| | | Residential | Waterbody |

DATA SOURCES:
 PARCELS, MONTICELLO CITY LIMITS, AND ROADS PROVIDED BY PIATT COUNTY.
 RIVERS/STREAMS AND WATERBODIES PROVIDED BY THE USGS
 (NATIONAL HYDROGRAPHY DATASET).
 RAILROADS PROVIDED BY THE US CENSUS (2013).
 EXISTING LAND USE DERIVED FROM TAX ROLL INFORMATION PROVIDED BY PIATT COUNTY.
 FORESTED AREAS DERIVED FROM 2012 CROP LAND DATA LAYER (USDA-NASS).
 AERIAL IMAGERY PROVIDED BY THE USDA (NAIP 2012).



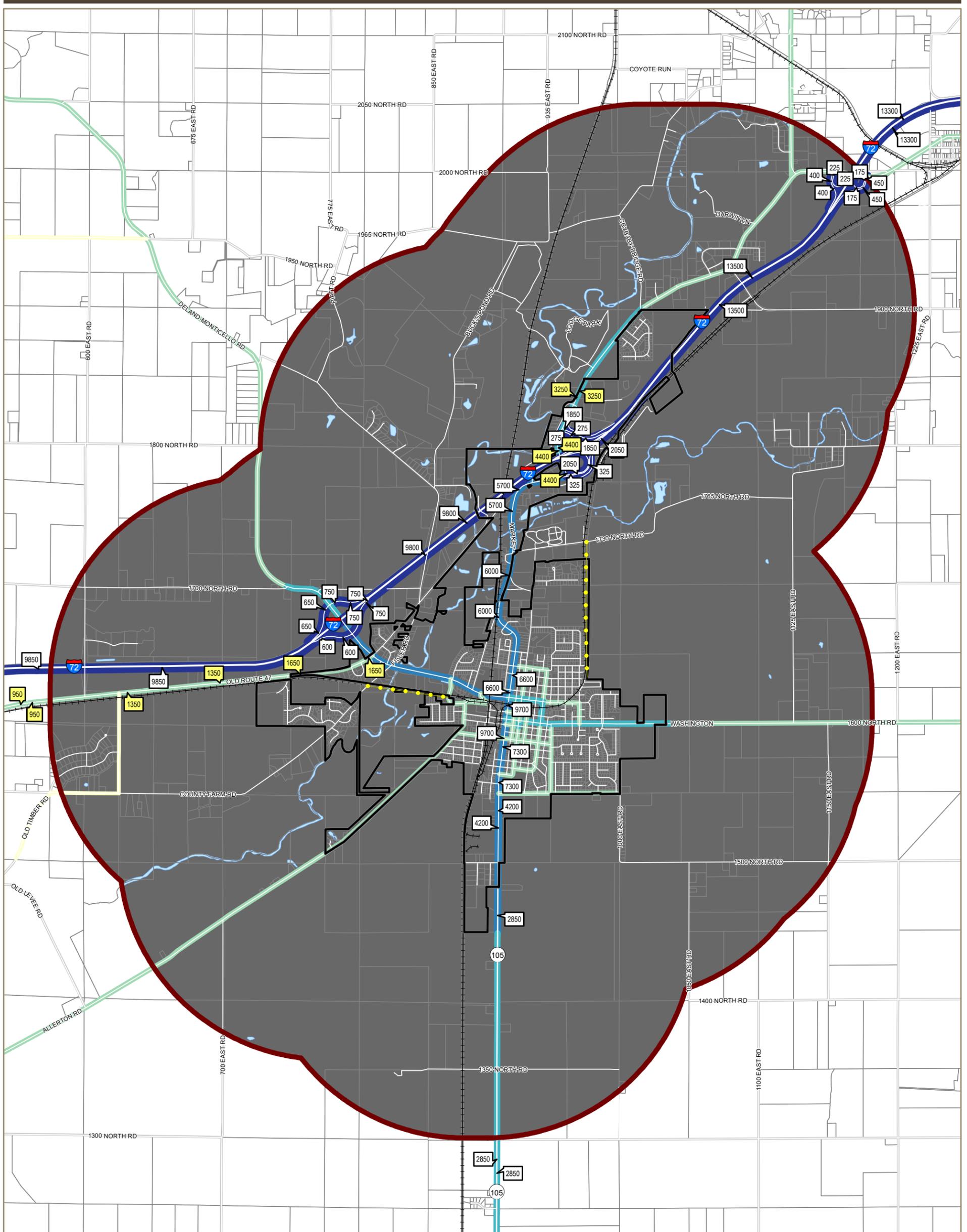


Future Land Use

CITY OF MONTICELLO
PIATT COUNTY, ILLINOIS

- | | | | |
|------------------------|----------------------------------|-------------------------|-------------------------------------|
| PLANNING AREA | FORESTED AREA | RURAL LANDS | BUSINESS PARK |
| MONTICELLO CITY LIMITS | TRAILS | OPEN SPACE/CONSERVATION | HIGHWAY BUSINESS / LIGHT INDUSTRIAL |
| TAX PARCEL | PROPOSED TRAIL CONNECTIONS | PARKS & RECREATION | INDUSTRIAL |
| RAILROAD | PROPOSED ROAD EXPANSION/UPGRADES | RESIDENTIAL | PUBLIC/INSTITUTIONAL |
| RIVERS & STREAMS | | MIXED USE | AIRPORT |
| | | COMMUNITY BUSINESS | WATER |

DATA SOURCES:
PARCELS, MONTICELLO CITY LIMITS, AND ROADS PROVIDED BY PIATT COUNTY.
RIVERS/STREAMS AND WATERBODIES PROVIDED BY THE USGS
(NATIONAL HYDROGRAPHY DATASET).
RAILROADS PROVIDED BY THE US CENSUS (2013).
EXISTING LAND USE DERIVED FROM TAX ROLL INFORMATION PROVIDED BY PIATT COUNTY.
FORESTED AREAS DERIVED FROM 2012 CROP LAND DATA LAYER (USDA-NASS).
AERIAL IMAGERY PROVIDED BY THE USDA (NAIP 2012).



Transportation Facilities

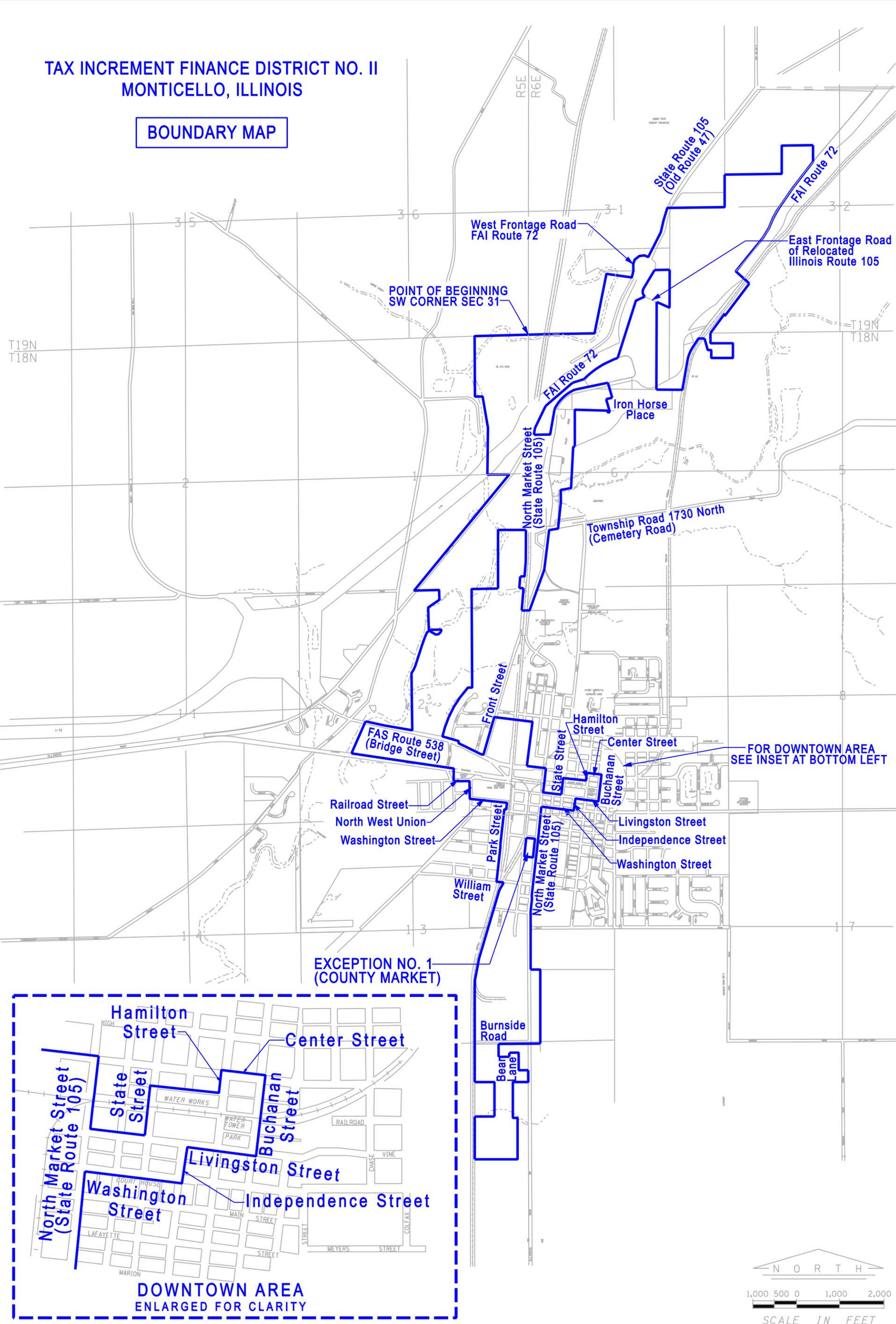
CITY OF MONTICELLO
PIATT COUNTY, ILLINOIS

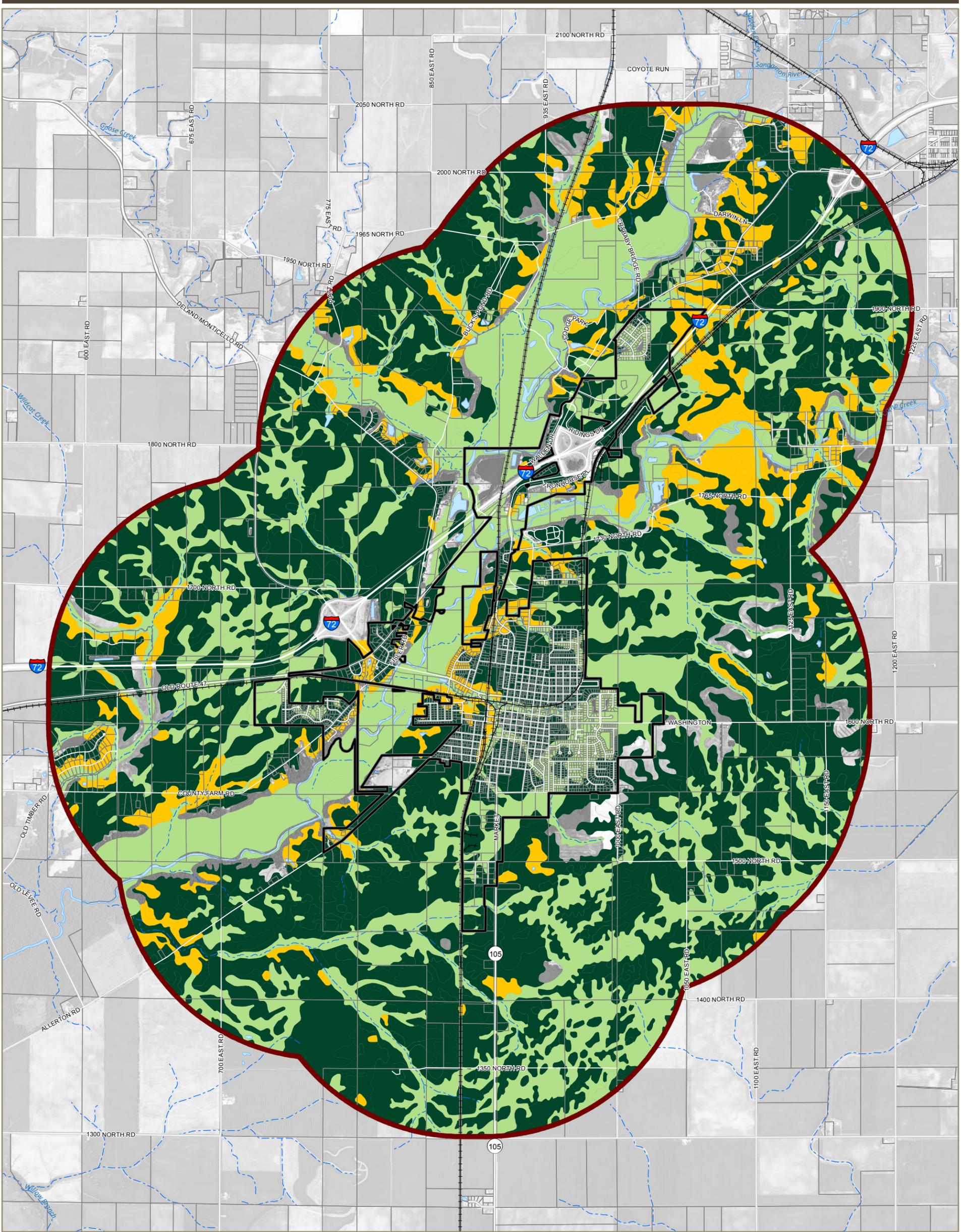
- Planning Area
- Monticello City Limits
- Tax Parcel
- Railroad
- Waterbody
- Interstate
- Other Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local
- Trail
- 2012: Average Daily Traffic Count
- 2011: Average Daily Traffic Count

DATA SOURCES:
 PARCELS, MONTICELLO CITY LIMITS, AND ROADS
 PROVIDED BY PIATT COUNTY.
 ROAD FUNCTIONAL CLASSIFICATIONS AND TRAFFIC
 COUNTS FROM ILLINOIS DEPARTMENT OF TRANSPORTATION.
 WATERBODIES PROVIDED BY THE USGS
 (NATIONAL HYDROGRAPHY DATASET).
 RAILROADS PROVIDED BY THE US CENSUS (2013).

TAX INCREMENT FINANCE DISTRICT NO. II
MONTICELLO, ILLINOIS

BOUNDARY MAP





Productive Agricultural Areas

CITY OF MONTICELLO
PIATT COUNTY, ILLINOIS

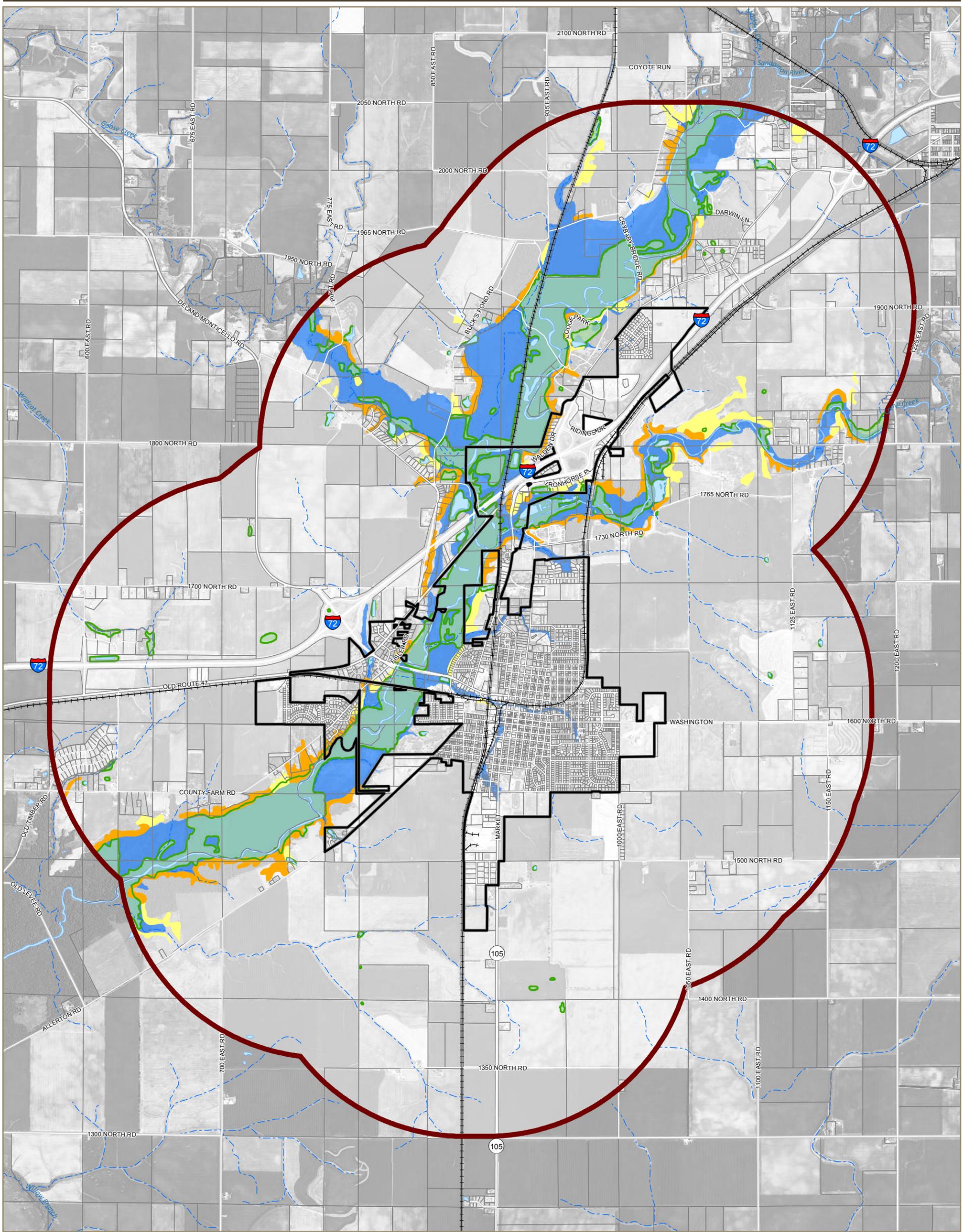
-  Monticello City Limits
-  Waterbody
-  Prime farmland
-  Tax Parcel
-  River/Stream
-  Prime farmland if drained and/or protected from flooding
-  Railroad
-  Farmland of statewide importance

DATA SOURCES:
 PARCELS, MONTICELLO CITY LIMITS, AND ROADS
 PROVIDED BY PIATT COUNTY.
 WATERBODIES PROVIDED BY THE USGS
 (NATIONAL HYDROGRAPHY DATASET).
 RAILROADS PROVIDED BY THE US CENSUS (2013).
 PRIME FARMLAND DERIVED FROM NRCS SOILS (SSURGO).



0 875 1,750 3,500 Feet





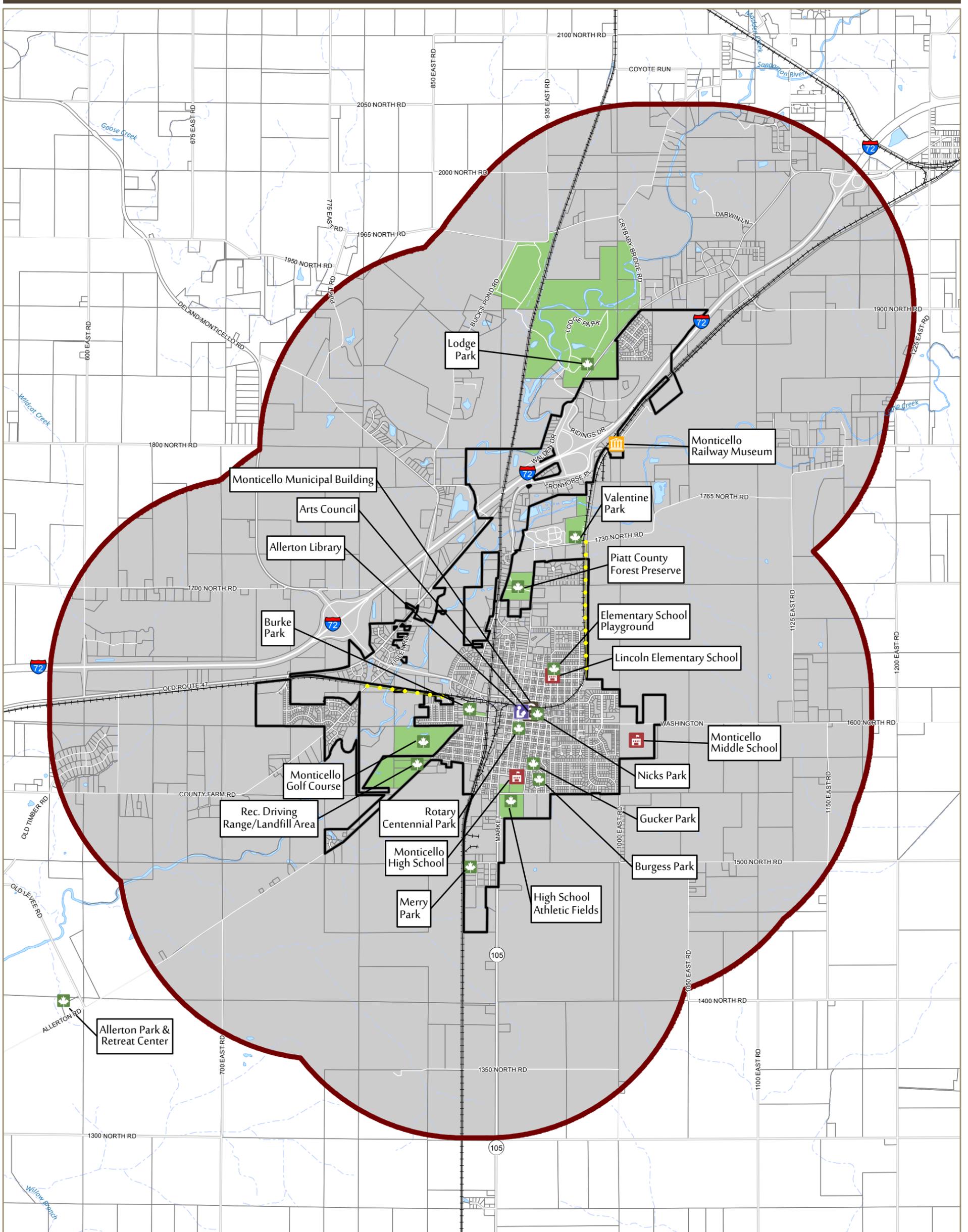
Development Limitations

CITY OF MONTICELLO
PIATT COUNTY, ILLINOIS

-  Planning Area
-  Monticello City Limits
-  Tax Parcel
-  Railroad
-  Waterbody
-  River/Stream
-  Wetland
-  Floodplain
- NRCS Soils - Slope**
-  14-20
-  20+

DATA SOURCES:
 PARCELS, MONTICELLO CITY LIMITS, FLOODPLAIN AND ROADS
 PROVIDED BY PIATT COUNTY.
 WATERBODIES PROVIDED BY THE USGS
 (NATIONAL HYDROGRAPHY DATASET).
 RAILROADS PROVIDED BY THE US CENSUS (2013).
 SOILS DERIVED FROM NRCS SOILS (SSURGO).
 WETLANDS PROVIDED BY THE US FISH AND WILDLIFE SERVICE.





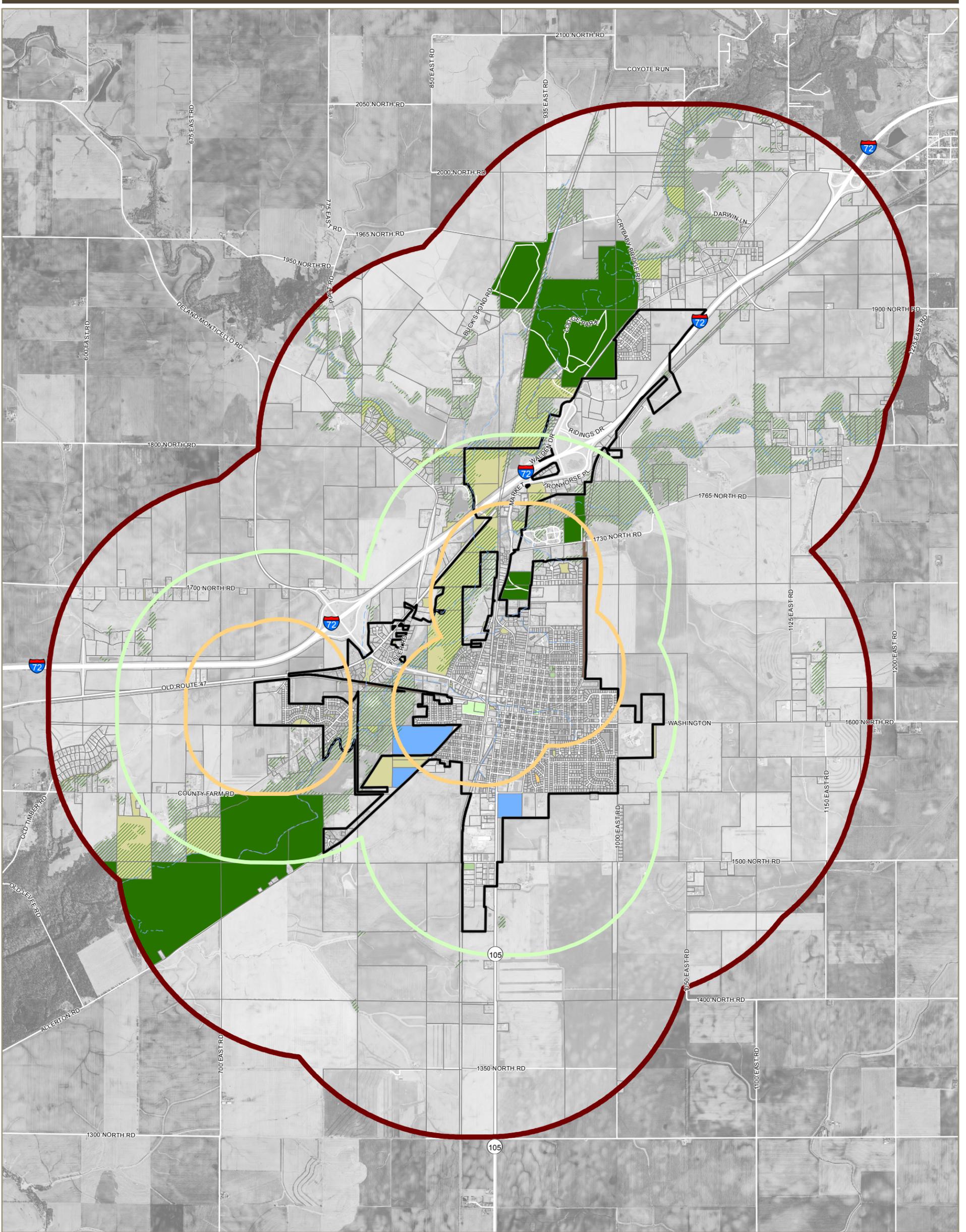
Community Facilities

CITY OF MONTICELLO
PIATT COUNTY, ILLINOIS

- | | | | |
|---------------------------|--------------|---------------------|----------|
| Planning Area | Railroad | Government Building | Park/Rec |
| Monticello City Limits | Trail | Education | Museum |
| Tax Parcel | River/Stream | Library | |
| Park within Planning Area | Waterbody | | |

DATA SOURCES:
PARCELS, MONTICELLO CITY LIMITS, AND ROADS
PROVIDED BY PIATT COUNTY.
WATERBODIES PROVIDED BY THE USGS
(NATIONAL HYDROGRAPHY DATASET).
RAILROADS PROVIDED BY THE US CENSUS (2013).





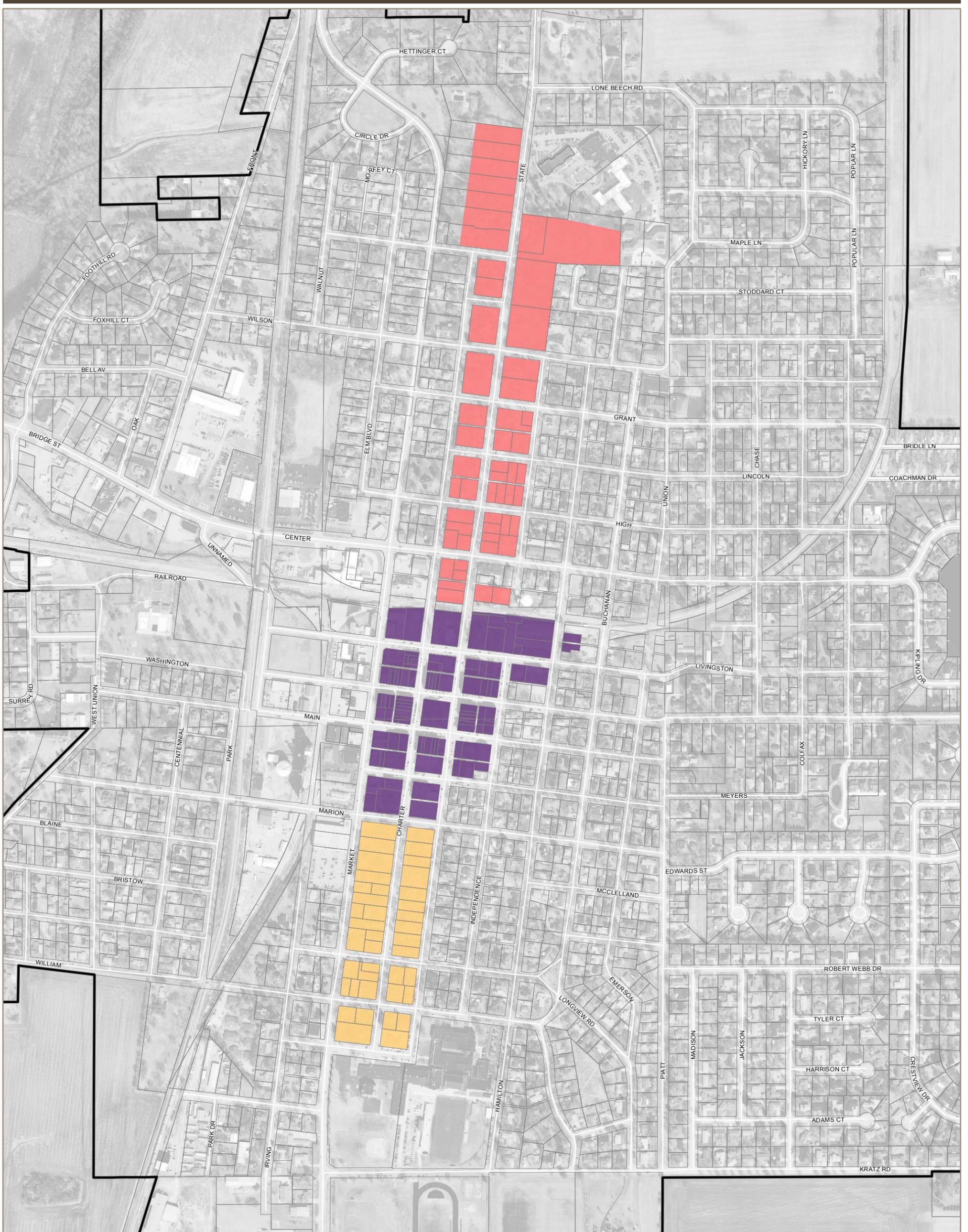
Parkland Service

CITY OF MONTICELLO
PIATT COUNTY, ILLINOIS

- PLANNING AREA
- MONTICELLO CITY LIMITS
- TAX PARCEL
- RAILROAD
- RIVERS & STREAMS
- FORESTED AREA
- COMMUNITY PARK - 1 MI RADIUS
- NEIGHBORHOOD PARK - 0.5 MI RADIUS
- MINI PARK
- NEIGHBORHOOD PARK
- COMMUNITY PARK
- SPORTS COMPLEX
- SPECIAL USE
- TRAIL
- NATURAL RESOURCE
- OPEN SPACE

DATA SOURCES:
 PARCELS, MONTICELLO CITY LIMITS, AND ROADS PROVIDED BY PIATT COUNTY.
 RIVERS/STREAMS AND WATERBODIES PROVIDED BY THE USGS
 (NATIONAL HYDROGRAPHY DATASET).
 RAILROADS PROVIDED BY THE US CENSUS (2013).
 EXISTING LAND USE DERIVED FROM TAX ROLL INFORMATION PROVIDED BY PIATT COUNTY.
 FORESTED AREAS DERIVED FROM 2012 CROP LAND DATA LAYER (USDA-NASS).
 AERIAL IMAGERY PROVIDED BY THE USDA (NAIP 2012).





HISTORICALLY SIGNIFICANT PROPERTIES

CITY OF MONTICELLO
PIATT COUNTY, ILLINOIS

- MONTICELLO CITY LIMITS
- NORTH STATE STREET HISTORIC DISTRICT
- TAX PARCEL
- MONTICELLO COURTHOUSE SQUARE HISTORIC DISTRICT
- SOUTH CHARTER STREET HISTORIC DISTRICT
- RAILROAD

DATA SOURCES:
 PARCELS, MONTICELLO CITY LIMITS, AND ROADS PROVIDED BY PIATT COUNTY.
 RIVERS/STREAMS AND WATERBODIES PROVIDED BY THE USGS
 (NATIONAL HYDROGRAPHY DATASET).
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