A Plan For Growth & Quality Living

City of Monmouth
Comprehensive Plan

Monmouth More Than Ever

Prepared for the City of Monmouth
by the Western Illinois Regional Council
January 2007

Introduction

Every community should have a clear vision for how it should develop. Comprehensive planning allows municipalities to construct a vision derived from the review of local data and community opinion. This 2006 City of Monmouth Comprehensive Plan is the end result of efforts enacted by the city to examine current issues facing the community and produces a cohesive guide to assist local leaders in decision-making. Monmouth prepared this plan through a long process that included the work and dedication of the City Plan Commission and public participation efforts including a survey available to all residents in the city.

According to the Illinois State Statutes, every community may create a plan commission, planning department, or both. The powers of the plan commission most significantly surround the creation of the comprehensive plan. An official comprehensive plan must be approved and formally adopted by the appropriate municipal authorities, in the case of Monmouth, the Monmouth City Council. The comprehensive plan is advisory and does not regulate or control use of private property unless it has been implemented by local ordinances. Plan implementation is critical to the groundwork of local policy. In instances where local decisions have been questioned, courts increasingly look to a community's comprehensive plan to evaluate the relative merits of a zoning change or to justify the costs that compliance with a zoning ordinance might require. Therefore, with the completion of this plan, the city should review and revise as appropriate existing zoning regulation to insure that the objectives outlined in the plan can be implemented, and that consistency is maintained between these key planning tools.

Because of the dynamics of municipal management, the comprehensive plan should be reviewed annually and updated every five years. The 2006 Monmouth Comprehensive Plan covers all land within the municipal corporate limits and also a 1 1/2-mile planning buffer around the community. Because Warren County does have zoning, its decisions will take priority within the 1 1/2-mile municipal border. However, the city should develop a plan to discuss all proposed action within the territory, with the county, prior to final decision making.

The comprehensive plan is intended to create the context for future policy and decision-making. The information included in the plan are presented as follows:

Historical Perspective -

A brief history of the development of the community

Geographical Perspective -

A concise detail of the physical characteristics of Monmouth

Community Profile -

An identification of current attributes and trends within the community. The data collected for this section of the plan was compiled by reviewing the most recent U. S. Census, Illinois Institute for Rural Affairs' reports, the Western Illinois Comprehensive Economic Development Strategy, and various site surveys. Tables were compiled and presented to the Comprehensive Plan Committee for use in establishing long-term goals and objectives for the community.

Community Vision -

A detailed community service survey was sent out randomly throughout the community and made available to all residents via City Hall. The survey covered a broad range of topics that were

included in the overall long-range goals and objectives of the plan. The survey instrument is included as an appendix in the end of this document.

Goals, Objectives & Recommendations -

This portion of the document is one of the most significant elements of the plan. Goals are long-term, general statements of desired direction. Objectives consist of more specific steps that can be developed and accomplished while setting to achieve the overall long-term goal. The recommendations listed are more specific ways to achieve the individual objectives.

Implementation Strategies -

The strategies listed in this section of the plan identify specific actions that the City of Monmouth can take to achieve the plan's goals and objectives. These items may include changes to local ordinances and codes and methods for funding various recommendations.

Maps -

Finally, the plan includes three maps: an updated current land use map, a future land use map, and a transportation classification map. These maps outline how land is currently being used; the recommendations for future development and land use; and the recommendations for future transportation development.

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Historical Perspective

Following the War of 1812, the United States Congress awarded tracts of land to soldiers who fought in the war as repayment for their services. The territories offered were in western Illinois, between the Illinois and Mississippi rivers. In 1827, a soldier bet his parcel of land in a poker game, which he lost. The winner of the game and new owner of the parcel of land was John Talbot, a plantation owner from Kentucky.

In 1827, John Talbot ventured out to discover this new territory and upon arriving in the area, he found open prairie, free of ravines or heavy forestation with very rich soil. He was very pleased with his findings and decided to build a one-room cabin. Subsequently, Mr. Talbot sent word back to friends and family in Kentucky, who joined him in 1828, thus beginning the first settlement later to be named Monmouth. Over the next few years, the area developed slowly, primarily due to the Black Hawk War that occurred in 1831.

On April 11, 1831, a court accepted the new settlement as the county seat. At this time, the settlers determined it was important to name

this area and three names (Kosciusko, Monmouth and Isabella) were placed in a hat. The first name drawn was Kosciusko, but it was determined that it would be too difficult to pronounce and spell, therefore a second name was drawn, which was Monmouth. This became the new name and on November 29, 1836, Monmouth was incorporated. A city charter was granted on June 21, 1852, with the first elections being held on October 23rd of that same year.

Monmouth experienced rapid growth throughout the 1840s and 1850s, when settlers established farms, built houses, churches, and businesses. The first official church was the Presbyterian Church, which was established in 1837 with 16 members. The main business during this time was a woolen mill, which was owned by R.S. Joss. The mill used oxen on a treadmill to operate the equipment. Monmouth's other major business was pork processing. In the early 1850s, 8,300 hogs were slaughtered annually.

The most significant business venture expansion occurred in 1855, when the Chicago, Burlington, and Quincy railroad completed a local line enabling Monmouth to become the leading industrial town in western Illinois. Items such as plows, pottery, tiles, cigars, and agricultural products were shipped throughout the United States. The addition of the railroad also provided the means for many foreign immigrants to migrate to Monmouth and establish residences.

Over the years, the railroad impacted the local businesses in several ways. Though most of the impacts were positive, there were a few businesses that were negatively impacted by the new mode of transportation, most notably the pork processing companies. Originally, local companies were able to provide packed meat to area communities; however, once the freight trains came to town, Monmouth faced competition from the Union Stockyards in Chicago.

Many area businesses flourished with the development of the local railroad. The Weir Plow Company, which was established in 1862 after receiving a patent on a two-horse cultivator, was able to ship 400 plows throughout the country in 1863. The Milne Manufacturing Company was started in 1884 when Joseph Milne received a patent for a horse-powered stump puller. The railroad allowed the stump pullers to be shipped across the country and to Mexico. The Monmouth Mining and Manufacturing Company opened in 1872 as a place to develop clay and coal veins to use in homes and businesses. Maple City Self-Washing Soap and Western Stoneware were also important businesses in Monmouth that used the railroad to ship their commodities throughout the country.

Education was also important to the settlers of Monmouth. The first known school was a private "subscription" school, which opened in the summer of 1832. On March 6, 1834, Monmouth School District No. 1 was established, with the first public school being erected in 1835. Monmouth College was founded on April 18, 1853 by two reformed Scottish Presbyterians, and was the first local institution of higher education. One distinguishing feature of the college was that it was co-educational and housed the first Greek letter fraternity for women in the U. S., Pi Beta Phi. Monmouth College also housed the first library in Monmouth with nearly 1,000 volumes in 1856. Then in 1868, the Warren County Library opened in Monmouth as a reading room.

Several famous faces have been a part of the rich history of Monmouth. The most famous is

Wyatt Earp. Born in Monmouth on March 19, 1848, Wyatt Earp is an American legend because of his fearlessness as a frontier lawman. Although Earp moved from Monmouth to Pella, Iowa in 1849, he still considered Monmouth to be his hometown. He returned to Monmouth in 1856 and attended Monmouth Public School for three years before his family moved back to Pella in 1859. That was to be Earp's last visit to his hometown.

Joseph Smith's hearing was held in Monmouth in 1841 to determine whether to let him be extradited to Missouri to stand charges for treason. Joseph Smith, who was the founder of the Church of the Latter Day Saints, was killed in Carthage, Illinois, a few years later.

The presiding judge in Joseph Smith's hearing was Steven Douglas. During Douglas' campaign for State Senator in 1858, his opponent, Abraham Lincoln, came to Monmouth to give a campaign speech. Although Lincoln lost this election, he went on to beat Douglas in the 1860 presidential race. Other well known Monmouth residents included Charles and William Nicol who were well known magicians and students of illusion; Loie Fuller who was famous for her dancing and theatrical schemes; and Ralph Greenleaf, who was once the national pocket billiard champ.

Modes of transportation throughout Monmouth evolved in the 1800s from riding horseback and using horse-drawn carriages and wagons, to the first motorcar that appeared in 1899. By 1910, the familiar sight of horse-drawn carriages and wagons around the square gave way to black, noisy motorcars, most of which were Ford Model-Ts. Also by 1910, Monmouth got its first glimpse of an airplane. Today, Monmouth Airport is the oldest continuously run airport in Illinois, having been built nearly 85 years before.

Much of the architecture from the 1800s and early 1900s can still be seen in many of the buildings in the downtown area of Monmouth. Unfortunately, due to several major fires, many of the more significant buildings have been lost. One major fire in 1868 destroyed a row of buildings along East Broadway. The most significant fire, however, occurred in 1871. This fire destroyed nearly all

of East Broadway, swept west and claimed much of the east side of the square, and all of Market Alley. It was a major loss to the downtown businesses of that time. Other historical sites lost over the years due to fires include buildings within the Quincy Block, Opera Block and the Smith Block.

Monmouth has been a thriving community since it was first settled. Within the first 40 years of its establishment, the population grew to 4,662. Monmouth went from being an open prairie town to a small city. As immigrants continued to arrive in the community, more businesses and residences developed. Today, the population of Monmouth has grown to over 9,000 residents. Several of the businesses and homes from the past are considered historical sites and a few of them are listed on the National Register of Historical Places, specifically the Carr House;

Colwell, E. B., and Company Department Store; Sarah Martin House; Patton Block Building; Pike-Sheldon House; Ivory Quinby House; Minnie Stewart House; and the William S. Weir Jr. House. In addition, the Monmouth Courthouse Commercial District was also placed on the federal registry in February, 2006.

Today, Monmouth continues to be a community that is rich in both culture and history. Many forms of the early businesses are still operating and many of today's residents are descendants of the early settlers. Farmland Foods, a pork processor, is the largest employer in Monmouth and one of the largest employers in the region. As Monmouth continues to grow and develop, it can look back on its history as the blueprint of a successful community.

Geographical Perspective

Monmouth is the largest community in Warren County and one of the largest in the western Illinois region. It is the county seat and the government, retail, and employment hub of the county. Monmouth is located approximately 200 miles southwest of Chicago and 230 miles north of St. Louis, giving the city a very central Illinois location. The city is located approximately 30 miles south of the Quad Cities and 50 miles northwest of Peoria. There are two major highways that intersect in Monmouth. The first is U. S. Route 34 which runs northeast and southwest from Galesburg to Burlington, Iowa. The second is U. S. Route 67 which runs north and south from the Quad Cities to Macomb. Interstate 74 is roughly 13 miles east of Monmouth and is accessible via Route 34 at Galesburg.

Monmouth is located in what is commonly known as west-central Illinois. The physical landscape of the region is generally flat or in some areas comprised of gently rolling hills with sudden breaks where the valleys have been carved out by the tributaries of the Mississippi and Illinois rivers. It is located approximately 20 miles from the Mississippi River to the west and 50 miles from the Illinois

River to the east.

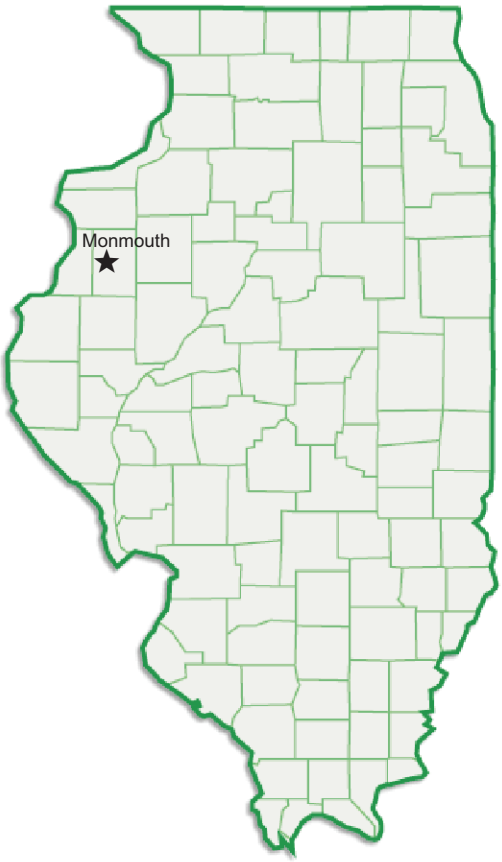
The local landscape has largely been shaped by glacial activity. Watersheds split the area with water in the northern and western portions of the county flowing towards the Mississippi River and water in the east and southeast flowing to the Illinois River. Due to the relatively flat nature of the topography, artificial drainage is needed in some areas of the county. The lowest land point in Warren County is 579 feet above sea level and the highest point is 801 feet above sea level.

The soils in Warren County are a valuable resource and responsible for much of the farming success in the area. Most of the soils are nearly level to gently sloping, have good texture, and developed under the Midwestern prairie. With the help of favorable weather patterns, the soil is very productive. There are no natural lakes in Warren County, but more than 600 acres of manmade lakes and ponds and 140 miles of streams are present within the county. Subsurface materials found in the area are water, sand, limestone, coal, and clay. Water-bearing sand and gravel are in the underlying glacial till in much of the county. Where glacial deposits are not found, residents must rely on deep wells bored into bedrock made of sandstone, limestone, or dolomite (Warren County Soil Survey, United States Department of Agriculture).

Small scale coal mining did historically occur in Warren County. No coal mining exists presently as all financially beneficial seams have already been mined. Clay found near Monmouth helped shape the economic development of the region with local pottery companies capitalizing on the rich soil. One pottery company still exists today.

The average annual precipitation in western Illinois ranges from 34 to 36 inches per year. Precipitation is due mainly to the interaction of warm moist gulf air with the cooler and much drier arctic air. The average annual snowfall ranges from 22 to 24 inches, while the average number of days with snowfall totaling one inch or greater averages from seven to eight per winter. The mean maximum temperature in the summer is 87 degrees, while the mean minimum temperature is 63 degrees. During winter months, the mean maximum temperature is 38 degrees and the mean minimum temperature is 20 degrees.

Two transcontinental rail lines, owned and operated by the Burlington Northern Santa Fe Railroad Company, cross through the west-central Illinois region. One of the rail lines runs directly through Monmouth, while the other line runs nearly five miles south of the city. Amtrak uses both lines for passenger service between the southwest portion of the United States and Chicago. Despite the fact that Amtrak passes through Monmouth, the rail service does not currently stop in the community. The nearest passenger service is available in Galesburg, located 12 miles east of Monmouth.



Community Profile

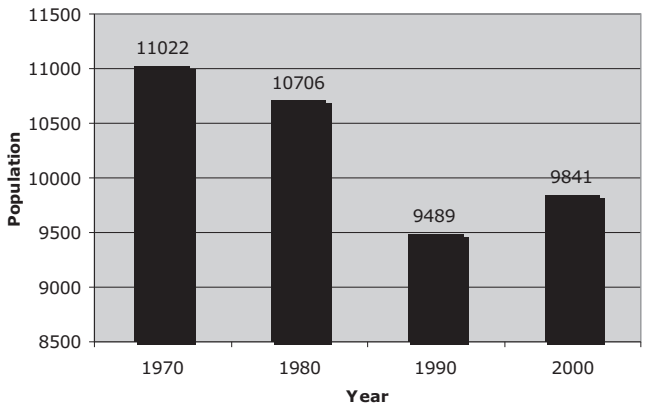
Introduction

In order to properly plan for the future of a community, it is imperative that a thorough yet concise review is conducted to evaluate the current conditions of the study area. This section of the plan is intended to review the demographic, economic, physical and social characteristics of Monmouth.

Population

According to the 2000 Census, the City of Monmouth has a population of 9,841 persons. The population of Warren County, according to the 2000 Census, is 18,735 persons. Therefore, over half of all Warren County residents (52.5 percent) live in Monmouth. The population in Monmouth was the highest in the 1970 Census with 11,022 persons residing in the community. By 1990, this number had declined to 9,489. Although the population in Monmouth declined by approximately 14.0 percent between 1970 and 1990, the population increased to 9,841 by 2000, or a 3.5 percent increase between 1990 and 2000 (Table 1).

Monmouth Population 1970 to 2000 Table 1

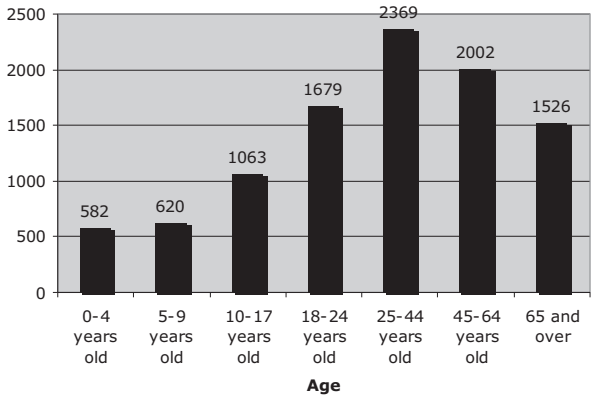


Source: 1970-2000 Census of Population

While Monmouth has experienced a slight population increase in the past ten years, Warren County as a whole has had a slight population decrease of 2.3 percent. Preliminary population projections developed for Warren County by the Illinois Department of Commerce and Economic Opportunity expect the population decline to turn around and anticipate a county-wide increase of 1,401 persons by 2010. Although population projections are not currently available for the city, it is estimated that the percentage of population increase within Monmouth will mirror that of the county.

The median age of Monmouth residents is 33.8 years. This is very near the state median age of 34.7 years. Persons aged 65 years or older comprise 15.5 percent of the population while persons under the age of 18 comprise 23.0 percent of the population. The remaining 61.5 percent of the population is between the ages of 18 and 64 (Table 2).

Age Breakdown of Monmouth Residents Table 2



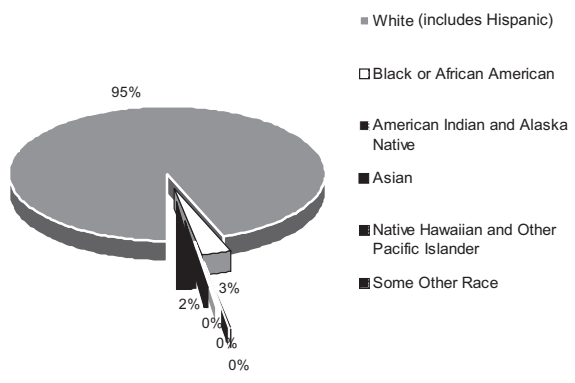
Source: 2000 Census of Population

The percent of Monmouth's population aged 18 to 24 is 17.1 percent, which is substantially higher than the state average of 9.8 percent within the same age group. This difference could be explained by the fact that Monmouth College students are included in the 2000 Census data. There are 4,621 males in Monmouth compared to 5,220 females. Therefore, females outnumber males by 6 percent.

According to the United States Census Bureau, statistics on race from the 2000 Census are not directly comparable to any data compiled prior to that year. This is largely due to the fact that the new Census gives respondents the option to report more than one race. As such, it is difficult to note precisely how much the racial composition has changed in Monmouth. The largest racial category in Monmouth is white. However, it is clear that there has been an increase in the percentage of minorities in Monmouth.

According to 1990 Census data, 165 persons classified themselves as Hispanic compared to the 2000 Census when 428 persons identified themselves as Hispanic. This change amounts to a 159.4 percent increase in respondents classifying themselves as Hispanic (Table 3).

Race in Monmouth 2000 Table 3



Source: 2000 Census of Population

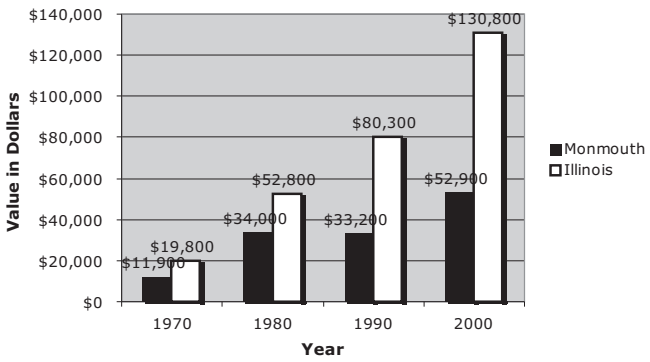
Housing

According to the 2000 Census, there are 3,986 housing units in the City of Monmouth, of which 92.5 percent are occupied. The vacancy rate of 7.5 percent is only slightly higher than the state-wide average of 6.0 percent. Approximately 70 percent of the units in Monmouth are owner-occupied and 30 percent are renter-occupied. As a comparison, the national average shows that 63 percent of housing units are owner-occupied versus 37 percent renter-occupied.

The 2000 Census also indicated the types of housing units available in Monmouth. Seventy-three percent of residential structures are single-family units. Nearly 10 percent of the residential structures in Monmouth have two to four units; approximately 5 percent of the structures have five to nine units; and approximately 6 percent of the residential structures have over 10 units. In addition, 5.9 percent of the housing units in Monmouth are classified as mobile homes.

The median home value in Monmouth is $52,900 which is 40.4 percent of the state-wide average of $130,800 (Table 4).

Comparison of Housing Value Medians Table 4

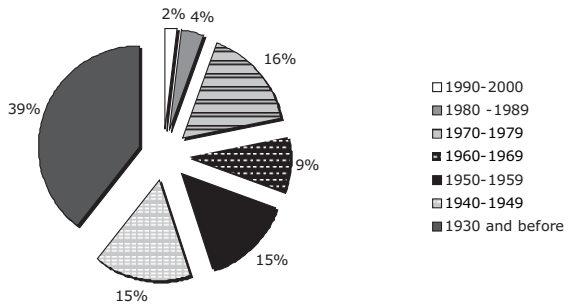


Source: 2000 Census of Population

The average price for properties being sold in Monmouth has been steadily increasing from $40,636 in 1999 to $51,995 in 2003. However, the number of properties that were sold in 2000 compared with the number sold in 2003 decreased by more than 10 percent (275 and 234, respectively). These numbers, obtained from the Warren County Assessor's Office, do not distinguish between residential and other types of property.

Monmouth has an aging housing stock, with over 41 percent of homes built before 1939 and slightly less than 70 percent built before 1960 (Table 5).

Year Housing Units Were Built in Monmouth Table 5

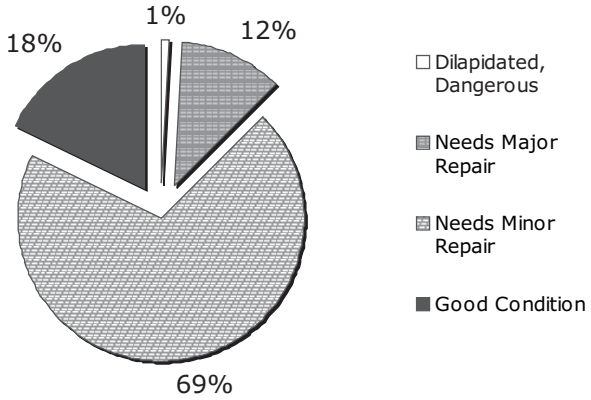


Source: 2000 Census of Population

The median age of homes in Monmouth according to the 2000 Census is 37.4 years.

The condition of the housing stock has been evaluated by the Illinois Institute for Rural Affairs (IIRA) and was summarized in a report published in 2002. In order to quantify the need for repairs, the community was broken up into four quadrants that used Main and Broadway Streets as the dissectors. Approximately 29.5 percent of homes in the southwest quadrant need between minor and major repair, or are dangerous and dilapidated, in comparison to 10.5 percent, 4.2 percent, and 10.3 percent in the northwest, northeast, and southeast quadrants, respectively (Table 6).

Overall House and Property Scores per Housing Quality Checklist Table 6

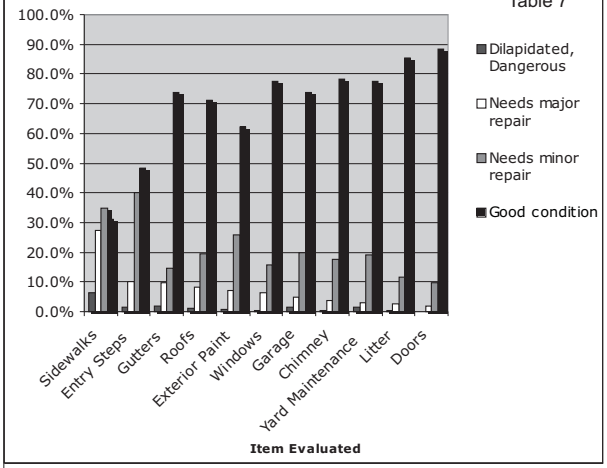


Source: Illinois Institute for Rural Affairs

Community-wide, the majority of residential units (87 percent) need only minor repairs or are in good condition.

The IIRA Housing Assessment reviewed particular characteristics while evaluating the condition of the housing stock. Specifically, the project looked at sidewalks, entry steps, gutters, roofs, exterior paint, windows, doors, garages, chimneys, yard maintenance, and litter. Of all the houses surveyed, 68.8 percent have sidewalks that need minor or major repairs; slightly more than half (51.5 percent) have entry steps needing either minor or major repairs; 38.9 percent have exterior surfaces in need of painting or repair; and 29.9 percent have roofs that need to be repaired or replaced (Table 7).

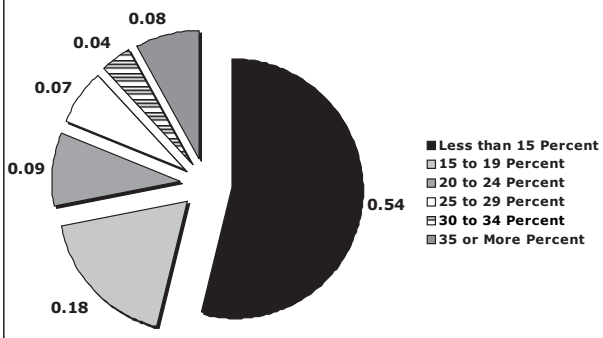
Condition of Item Evaluated Table 7



Source: Illinois Institute for Rural Affairs

In terms of selected monthly owner costs as a percentage of household income, over 70 percent of Monmouth residents use less than 20 percent of their household income for housing, while 7.6 percent use more than 30 percent of their household income for housing costs (Table 8).

Selected Monthly Owner Costs as a Percentage of Household Income in 1999 in Monmouth Table 8

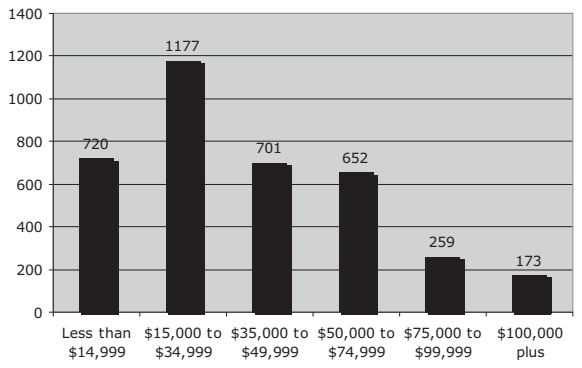


Source: 2000 Census of Population

Economy

According to Census data, median family income for the region (Fulton, Henderson, Hancock, Knox, McDonough, and Warren counties) increased 128.5 percent during the 20 year period from 1980 to 2000. The regional median family income increased from $18,806 in 1980 to $42,980 in 2000. In Warren County, the median family income increased by 122 percent during the same 20 year period. Comparatively, the state experienced a growth in median family income of 131 percent, slightly higher than that experienced in Warren County. When comparing results from the 1990 and 2000 Census, the poverty level for the region decreased by 10.7 percent. In Warren County, the poverty level in 2000 was less than the state average. According to the 2000 Census, the median household income in 1999 for Monmouth was $33,641, while the median household income for Illinois was $46,590. Therefore, the Monmouth median household income was only 72 percent of the state's median income. The largest percentage of Monmouth residents, 32 percent of all households, fell within the $15,000 to $34,999 income bracket. Over 50 percent of Monmouth households had annual incomes below $35,000 and only 20 percent had incomes over $50,000 per year. Finally, almost 20 percent of Monmouth households had incomes of less than $15,000 per year (Table 9).

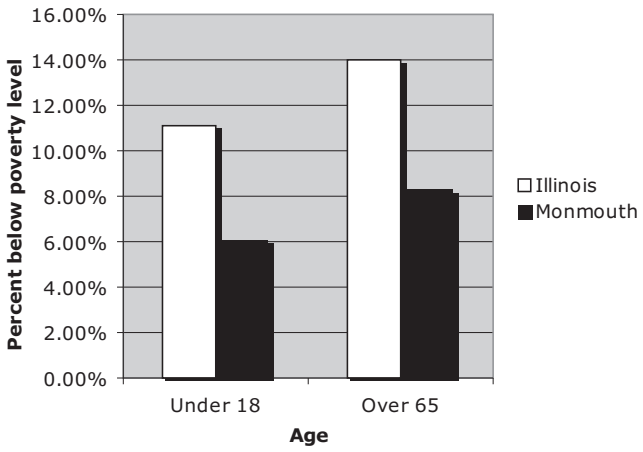
Monmouth Household Income Data Table 9



Source: 2000 Census of Population

The percent of persons living in poverty in Monmouth according to the 2000 Census was 11.1 percent compared to 10.7 percent as for the state as a whole. Both the under-18 cohort and the over-65 cohort experienced poverty at a lower percentage than the state average (Table 10).

Poverty Status Comparison Monmouth and Illinois Table 10



Source: 2000 Census of Population

In 1980, 7.7 percent of the regional labor force was unemployed. By 2000, regional unemployment had decreased to 4.3 percent. 2003 unemployment data for the region varies with a low of 4.5 percent in McDonough County to a high of 10.0 percent in Fulton County. In 2003, Knox County had the highest levels of unemployment, largely due to the closure of some of its major employers. Warren County has had the second lowest unemployment rate in the region for the past 10 years. According to the Illinois Department of Employment Security, the state-wide unemployment rate for January 2006 was 5.8 percent while the unemployment rate for Warren County was 6.6 percent for that same time period.

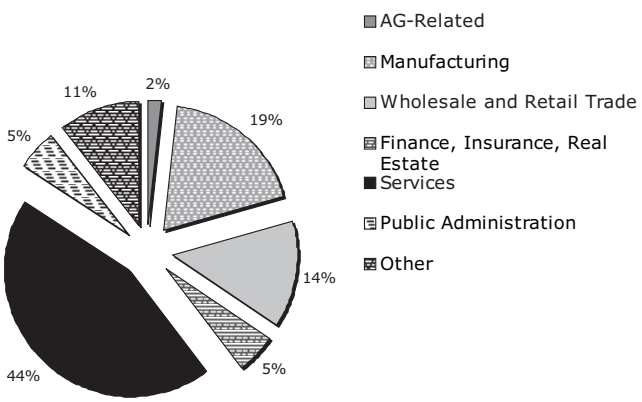
The majority of the workers in the region are employed in health care, manufacturing, retail trade and food service. Dunn and Bradstreet information indicates that the largest employer in the region is Western Illinois University with 2,200 employees. With the closure of Maytag in Galesburg, Methode Electronics in Carthage is the second largest employer in the region with 1,360 employees. The third largest employer in the region is now Farmland Foods in Monmouth with 1,280 employees. These considerations do not include local school systems

(Western Illinois Comprehensive Economic Development Strategy).

Almost one-half of Monmouth's population is employed in the service sector (44.5 percent), which includes all educational, health, social services, entertainment, recreation, accommodation, and food service workers (Table 11).

Table 11

Employment by Sector

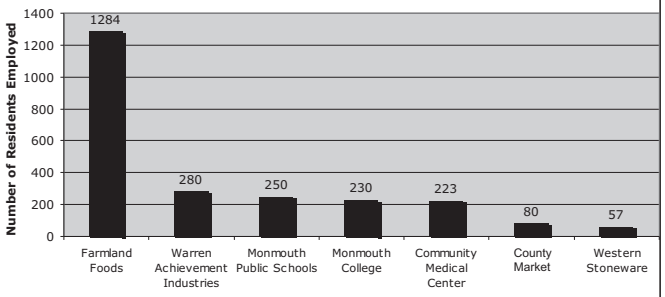


Source: 2000 Census of Population

The manufacturing sector employs the second largest percentage of workers, with 19.1 percent of Monmouth residents working in this sector. Wholesale and retail trade accounts for the third highest percentage of workers, with nearly 14 percent. These three combined sectors employ over 77 percent of Monmouth residents. In 2000, the state as a whole had 49.3 percent of the labor force employed in the service sector and 16 percent employed in the manufacturing sector. The largest single employer in Monmouth is Farmland Foods, which employs 1,280 persons (Table 12).

Table 12

Major Employers in Monmouth



Source: Illinois Dept. of Commerce & Economic Opportunity

The second largest employer, Warren Achievement Industries, has 280 employees.

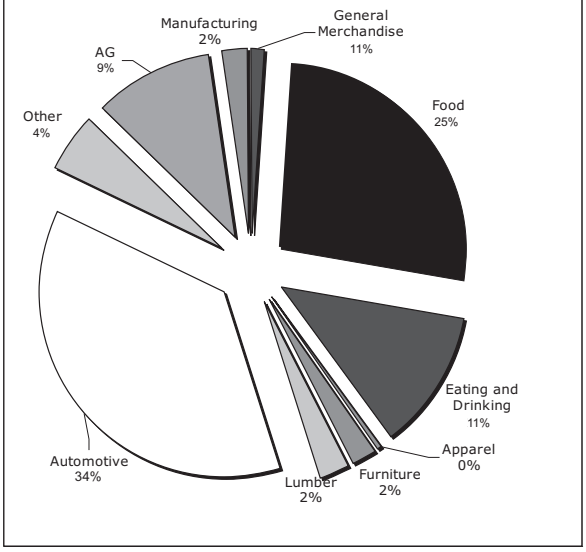
Change within the employment sectors during the past two decades has been significant. When comparing the Census data from both 1990 and 2000, wholesale and retail trade employment experienced a loss of over 30 percent. Manufacturing employment in Monmouth experienced a 62 percent increase over the same time period. Unlike most of the nation, Monmouth has benefitted from the growth of manufacturing while many other communities, like Galesburg, have suffered from huge job losses.

Over 75 percent of Monmouth residents drive to work alone while only 12.9 percent of Monmouth workers carpool to work. This is lower than the national average of 14.6 percent. Of the remaining residents, 7.5 percent walk to work and 3.5 percent of residents work at home. Public transportation is not a factor in Monmouth since this service is not available in the community.

There was a total of $88,381,155 in retail sales in Monmouth in 2002. The largest component of these sales (34 percent) was in the automotive sector (Table 13).

Percentage of 2002 Total Retail Sales

Table 13

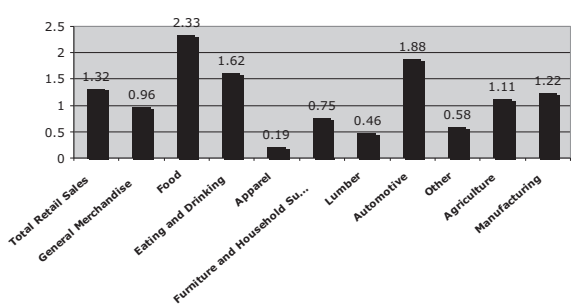


Source: Illinois Department of Revenue

Food, eating and drinking establishments together accounted for another 36 percent of all sales. The lowest retail sales number was in the apparel sector, accounting for less than one percent of all sales in 2002.

One method used to determine the extent to which a community draws customers from outside its boundaries is pull factor analysis. Merchants can look at the change in pull factors over time to determine their success in drawing customers from outside the community. A pull factor number over 100 indicates that there are consumers coming into Monmouth to purchase that good or service. A number less than 100 indicates that Monmouth is losing consumers to other communities. Food is the category listed as having the largest pull factor in Monmouth at 233. The category with the lowest pull factor was apparel and this reflects the relatively low percentage of retail sales seen in 2002. The pull factor for automotive sales was also strong at 188. The third highest amount of retail sales in 2002 was in the general merchandise area, which accounted for 11 percent of total retail sales in 2002 and had a pull factor of 96, which may mean that Monmouth is losing general merchandise sales to other communities. Overall, the pull factor for Monmouth retail sales in 2002 was 132. This number indicates that Monmouth does bring in consumers from outside of the community (Table 14).

Pull Factors for Monmouth Table 14



Source: Illinois Institute for Rural Affairs

The City of Monmouth has an older downtown commercial district that is a significant feature in the community. Like downtown areas all over the country, the downtown in Monmouth has experienced changes in the types and numbers of businesses in the area. In 2004, Western Illinois University students conducted a survey of downtown business owners. Nearly 47 percent, or 24 businesses, indicated that they have been in the downtown area for more than 10 years; however, of the remaining businesses, 29.4 percent (15 businesses) have been in existence for less than five years. In that same survey, respondents indicated that only three new businesses had moved into the area during the previous three years. Of all the businesses in the downtown area, 66.6 percent reported above average or average growth (increase in sales of 2 percent or more) in the last year, while 19.6 percent, or 10 businesses, reported below average growth (less than 2 percent) or a decline in revenue in 2004.

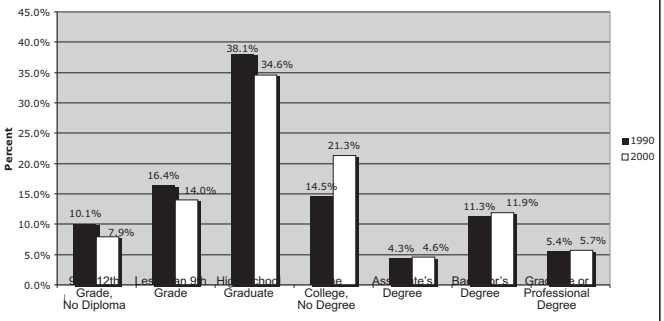
When downtown businesses were asked what they believe is the leading factor in attracting potential customers, 50 of the 51 respondents reported more retail shops. Increased parking, downtown beautification and cleanliness were the next three most significant factors with 42 (82.4 percent) businesses responding that each is "important" or "very important" in drawing customers downtown. The survey found that the perceived best aspects of downtown Monmouth are the quality of goods and services and the overall customer service, with 78.4 percent of businesses rating these characteristics as good or excellent. Fifty-one percent of the respondents had an overall good or excellent impression of downtown Monmouth; 45.1 percent, or 23 businesses, had an average or fair impression of the downtown; and only 3.9 percent (two businesses) reported having a poor impression of the area. When business owners were asked what factors they believed contribute to bringing customers downtown, 90.2 percent, or 46 of the 51 businesses, agreed or strongly agreed that customer service and special events bring people downtown.

Education

Between 1990 and 2000, the proportion of Monmouth residents having at least a high school

education increased from 73.6 percent to 78.1 percent (Table 15).

Education Attainment, 1990 and 2000 Table 15

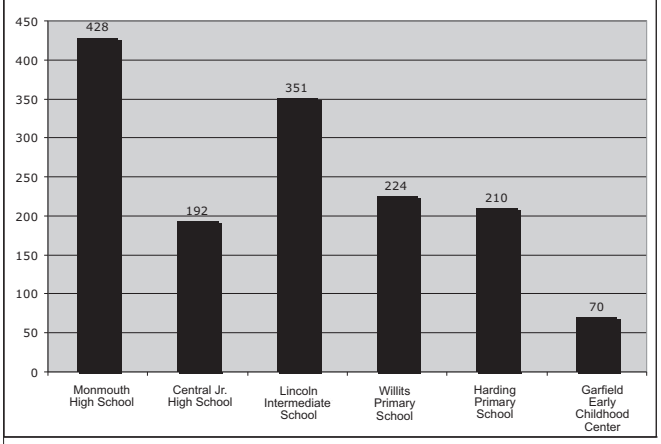


Source: 2000 Census of Population

In 2000, 78 percent of all females and 79 percent of all males had at least a high school diploma. The proportion of individuals with Bachelor's degrees or more increased from 16.8 to 17.6 percent between 1990 and 2000. While females are slightly more likely to have an Associate's or Bachelor's degree than males (17.3 percent versus 15.6 percent), males are more likely to have graduate or professional degrees; 7.2 percent versus 4.4 percent. Overall, the educational attainment level of Monmouth residents has increased since 1990.

There are seven public schools in Monmouth, including one high school, one junior high (grades 7 and 8), one intermediate school (grades 4 to 6), two primary schools (grades K to 3), and one Pre-K school, Garfield Early Childhood Center. The enrollment varies between 70 at Garfield Early Childhood Center and 558 at Monmouth-Roseville High School (Table 16).

Enrollment at Monmouth Public Schools (2004-2005) Table 16



Source: Monmouth-Roseville School District

Consolidation of the high schools in Monmouth and Roseville took place during the preparation of this plan. There is also at least one private school in Monmouth, the Immaculate Conception School.

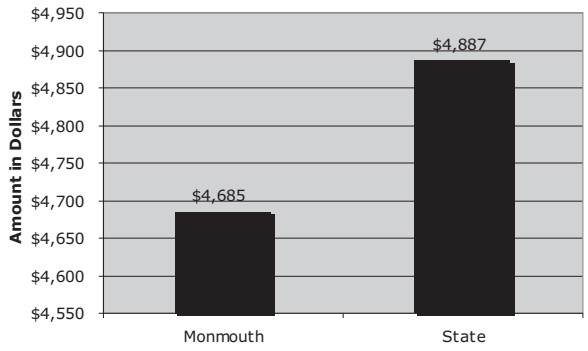
Public schools in Monmouth have slightly smaller classes than the average Illinois public school. The average class size is 18 students, versus 22 students state-wide. However, despite smaller classes, the high school graduation rate is slightly lower (82.6 percent) than the state graduation rate of 86.5 percent. Furthermore, the overall performance rating was 57.2, while the state had an overall performance rating of 62.4. ACT composite scores were lower as well: 19.0 versus 20.0 state-wide.

Monmouth's teachers have more experience teaching than the average teacher in Illinois, with the average teaching experience at 17.2 years versus 13.8 years state-wide. In terms of teacher education, 82.1 percent of Monmouth teachers have Bachelor's degrees and 17.9 percent have Master's degrees, versus state-wide percentages of 51.3 percent with Bachelor's degrees and 48.6 percent with Master's degrees.

The student to teacher ratio in Monmouth schools is 14 to 1, while the state and national averages are 15.5 and 16 to 1, respectively. Monmouth schools also are lower than the state and national average in terms of students per librarian and student per guidance counselor. In Monmouth's schools, on average, there are 386 students per librarian, versus the state and national averages of 972 and 934 students per librarian, respectively. Likewise, Monmouth has 392 students per guidance counselor, which is 30 percent less than the national average of 560 students per guidance counselor. Monmouth's expenditure per student ($4,685) is $1,211 less than the national average of $5,896 and is also less than the overall state expenditure per student of $4,887 (Table 17).

Table 17 on next page...

Expenditure Per Student Per Year Comparison Table 17



Source: Regional Superintendent of Schools

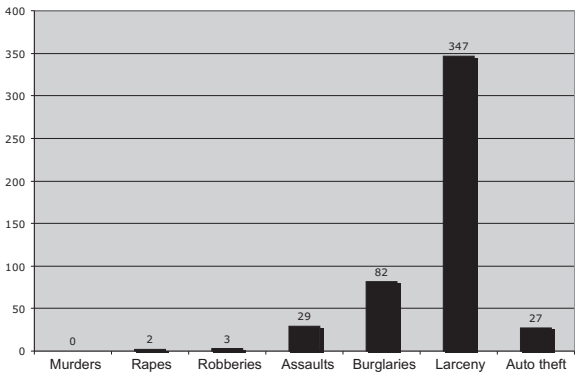
Monmouth voters decided in November 2004 to consolidate with the Roseville School District, to the south, to form the Monmouth-Roseville Consolidated School District. Students began attending classes in the new school district in the fall of 2005 and data concerning students and teachers will not be available until late 2006. A small section of Monmouth is also included in the United School District, which includes areas of rural Warren County and the Village of Alexis.

The Warren Achievement Center provides services for developmentally and physically challenged persons in the area. Finally, Monmouth is home to a four-year liberal arts college, Monmouth College, with an enrollment of 1,252 students.

Public Safety

Overall, Monmouth is below the national average for crime with a crime index in 2002 of 301.6 versus the national average of 330.6 per 100,000 inhabitants (Table 18).

Crimes in Monmouth (2002) Table 18



Source: City of Monmouth Police and FBI 2002

In 2001, Monmouth's crime index was 323.2. Monmouth experienced a seven percent decrease in crime between 2001 and 2002. In 2002, a total of 31 violent crimes, including murders, sexual assaults, and aggravated assaults were reported; 459 cases of robbery, burglary, larceny, and auto theft were reported, with larceny being the most common crime with 347 cases reported. Monmouth is below the national average for murder, sexual assault, robbery, aggravated assault, and auto theft with rates per 100,000 inhabitants of 0, 30.5, 30.5, 294.7, and 274.4 versus national rates of 5.6, 33.0, 145.9, 310.1, and 432.1, respectively. While below the national average regarding other crimes, Monmouth was above the average in burglary and larceny counts, with the national average per 100,000 inhabitants at 746.2 and 2,445.8 versus Monmouth's rates of 833.2 and 3,526.1, respectively.

The Monmouth Police Department is comprised of 19 full time officers including one K9 officer, four sergeants, and three lieutenants. The fire department consists of 18 firefighters, 11 of which are volunteers. The other members of the fire department include the chief, three assistant chiefs, and three captains. The police department has a total of nine vehicles, five of which are patrol cars. The fire department has four fire engines, as well as an ambulance and ladder truck.

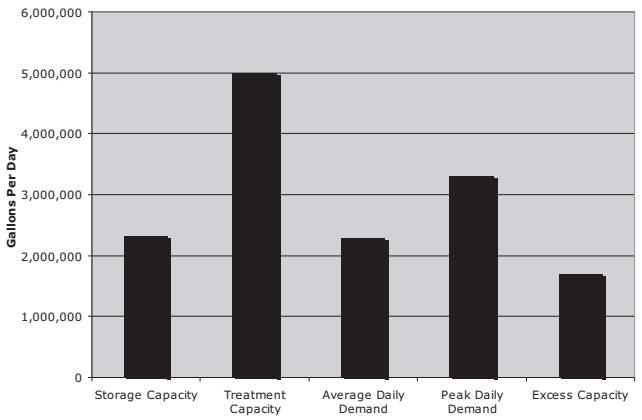
Monmouth also has a well-staffed 24-hour private health center, Community Medical Center, which provides many services such as MRI and CT scans normally found only in larger communities. The Community Medical Center serves not only Monmouth residents, but also all of Warren County and other outlying communities. Private ambulatory services are also provided to Monmouth residents through the center. In addition, the newly constructed Monmouth Courtyard Estates offers various levels of assisted living for older Monmouth residents.

Community Services

The City of Monmouth is responsible for approximately 45 miles of sanitary sewer lines and roughly 60 miles of water lines. In addition, the community maintains a storm sewer system. The community has worked towards the separation of the storm sewer from the sanitary sewer in keeping with state standards. Both the municipal sanitary sewer and the municipal water treatment facility are currently functioning under capacity. The Monmouth water plant currently has an excess capacity of 17 million gallons. Present daily demand is about 2.3 million gallons per day whereas the maximum treatment capacity is 5 million gallons per day (Table 19).

Table 19

Monmouth City Water Facilities



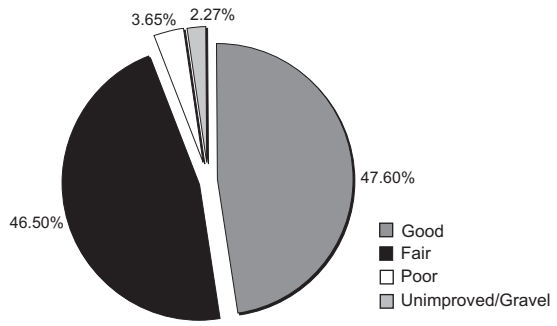
Source: City of Monmouth

Likewise, the wastewater treatment plant has a capacity of 4.2 million gallons per day, but currently has a load of about 2.2 million gallons per day.

Monmouth is responsible for 78.18 miles of road. Roughly 64 percent of the roads in Monmouth are classified as local roads. The remaining roads are classified as collector (15.75 percent) and major arterial (20 percent). The majority of the Monmouth roads are constructed of asphalt (88 percent). The remaining roads are constructed of tar and chip (6.42 percent), concrete (3 percent), gravel (2.27 percent), and brick (28 percent). Approximately 46 percent of Monmouth roads are listed in fair condition, while another 47.6 percent of the local roads are listed in good condition according to a survey by the Western Illinois Regional Council. The remaining roads are listed in poor condition or are unimproved (Table 20).

Table 20

Road Condition in Percentage of Miles



Source: Western Illinois Regional Council

Although the majority of the local roads are in fair or good condition, only 30.53 percent of the roads have curb and gutters. In addition, only 42 percent of the roads have corresponding sidewalks. Of the blocks that do have sidewalks, only 28 percent have sidewalks on both sides of the street.

Within its boundaries run two federal highways (US 67 and US 34) and one state highway (IL 164). Monmouth also has seven motor freight terminals. In addition, the Burlington Northern/Santa Fe railroad line continues to run through Monmouth, with Amtrak also using the line. Currently no Amtrak stops are made in Monmouth. Monmouth also has a municipal airport with a 2,900 foot long runway.

Monmouth has a recycling facility that offers both curb-side and drop-off services.

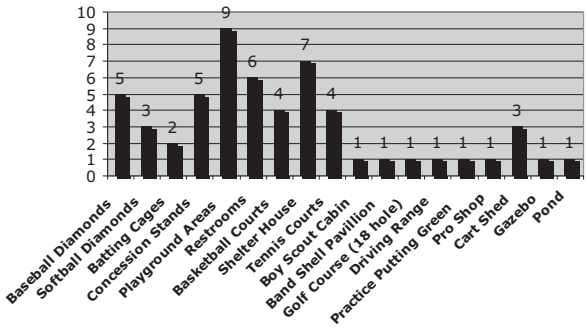
Monmouth has two major libraries: the Warren County Library and the Hewes Library at Monmouth College. While Hewes has more volumes and more materials (184,997) than the Warren County Library (93,930), the county library has more than four times the patrons than the Hewes Library (10,202 versus 2,378 respectively). Hewes Library has 17 internet or computer stations while Warren County Library has five. Both have facilities and services such as fax machine and copy machines. Despite

these services, less than 55 percent of Warren County residents have a library card.

Parks & Recreation

The Monmouth Park District consists of nine parks totaling over 246 acres, with almost 13 percent of the land being undeveloped forest or open space (Table 21).

Facilities in Monmouth Parks Table 21



Source: Monmouth Park Board

This acreage total, however, does not include Citizens Lake, which is a city-owned park not controlled by the Park District. Citizens Lake has approximately 70 acres, with services such as a swimming pool, baseball diamonds, fishing lake, campground, and picnic shelter.

Several of the parks have amenities such as baseball diamonds, playground areas, shelter houses, restrooms, and concession stands. In all the parks combined, there are nine playground areas, seven shelter houses, six restrooms, and five concession stands and baseball diamonds. The Monmouth Park District also oversees the golf course, a part of Gibson Woods, which includes an 18-hole golf course, a putting green, a driving range, a pro-shop, and cart sheds. Monmouth is home to a YMCA and the Strom Senior Center that provide various recreation opportunities to residents of various ages and abilities.

Historic Preservation

Monmouth has a number of registered landmarks on the National Register of Historic Places. These landmarks include houses and other significant buildings that date back to the 1800s. Overall, Monmouth has more than 35 historic landmarks, several of which are churches. In February of 2006, the downtown area of Monmouth was listed on the National Register of Historic Places. This designation will hopefully encourage rehabilitation and preservation in the downtown area.

Community Vision

Introduction

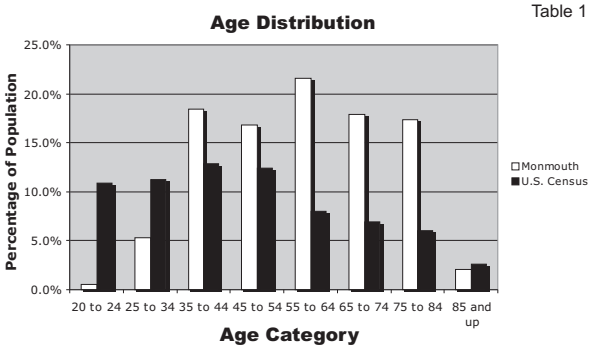
A survey of community opinion can provide information useful for the development of long-term community planning. A survey encourages public participation in plan creation. In addition, survey results can provide municipal leaders with an indication on what residents view as problem areas within the community. Finally, survey responses can also reveal areas where residents believe community leaders are succeeding in their goals (APA, Small Town Planning Handbook).

In March of 2005, Western Illinois Regional Council, in cooperation with the City of Monmouth, produced a community survey that was randomly sent out to residents of Monmouth. Approximately 20 percent of Monmouth residents received the survey directly through the mail. The survey was also made available to residents at City Hall. All told, there were a total of 202 survey respondents. The survey was composed in a way that kept all responses confidential. Survey questions included inquiries covering all of the topical information that was reviewed in the Community Profile. A copy of the survey instrument is included with this plan as Attachment A.

Demographics

The respondents of the survey were slightly more likely to be male, 53.5 percent, than female, 46.5 percent. The median age of survey respondents was 58 years. The survey results were biased towards persons over the age of 55. Nearly 22 percent of the respondents fell between the ages of 55 and 64 while only 8 percent of the population in Monmouth is of the same age. Similarly, 37.4 percent of the respondents were 65 years and older, whereas, according to the 2000 Census, only 15.5 percent of the population of Monmouth is actually 65 or older (Table 1).

Table 1

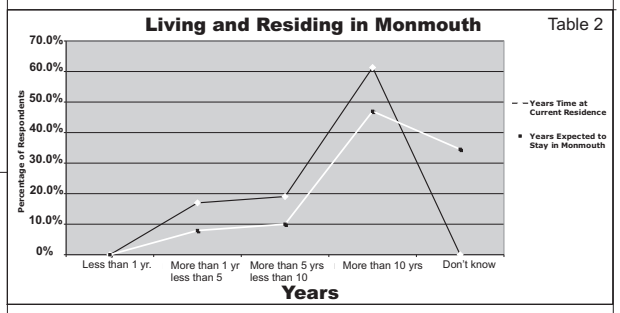


The largest percentage of respondents, 23.4 percent, reported that their household income was between $50,000 and $74,999, while 18.9 percent reported incomes in the $35,000 to $49,000 bracket and another 18.3 percent reported incomes in the $25,000 to $34,999 bracket. Respondents were also primarily employed full-time, 43.5 percent, or retired, 39.1 percent.

Finally, 22.2 percent of the respondents reported that high school was the highest level of education that they had attained. An additional 14.6 percent replied that they had attended some community college; 15.7 percent had obtained a Bachelor's degree; and nearly 10 percent had a Master's degree. Respondents were more likely to be persons with education levels obtained beyond high school.

A little over 60 percent of respondents indicated that they had lived in Monmouth for 10 or more years. Forty-seven percent of respondents indicated that they intend to live in Monmouth for an additional 10 years or more. Over 34 percent of the respondents noted that they did

not know how long they intended on remaining in the community (Table 2).



The longevity of the respondents is helpful because this group of residents is more likely to be familiar with the community and can better comment on the positive or negative attributes of the community. The survey demographics indicate that it is not a completely accurate representation of Monmouth residents. The responses are skewed towards persons over the age of 55, persons with higher education, and males. Residents between the ages of 20 and 34 are underrepresented, as are citizens with lesser education.

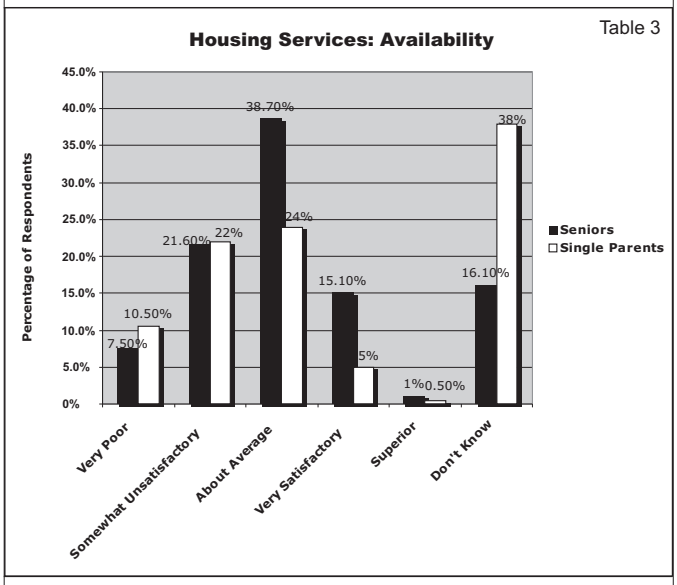
Housing

In any community, a well maintained, variably priced, housing stock is a desirable quality. In addition, housing availability should meet current needs and be poised for growth for future demand.

More than 70 percent of survey respondents reported that they are satisfied with the structural and aesthetic quality of their homes and more than 90 percent are satisfied with the location of their home.

Residents were asked to describe how they feel the community meets the needs of seniors and also single parent families, portions of the population with more specific housing requirements. Roughly 29 percent of the respondents reported they feel housing availability for seniors is very poor, or somewhat unsatisfactory, while 54.8 percent reported that housing for seniors is about average, very satisfactory, or superior. Local sentiment regarding senior housing may change with the development of recent housing options such as Monmouth Courtyard Estates in the west side of town.

A higher percentage of persons, 32.5 percent, indicated that they believe housing availability for single parents is very poor or somewhat unsatisfactory (Table 3).



An additional 38 percent indicated that they did not know if there is adequate housing for single parents, reflecting the higher number of older aged persons that participated in the survey.

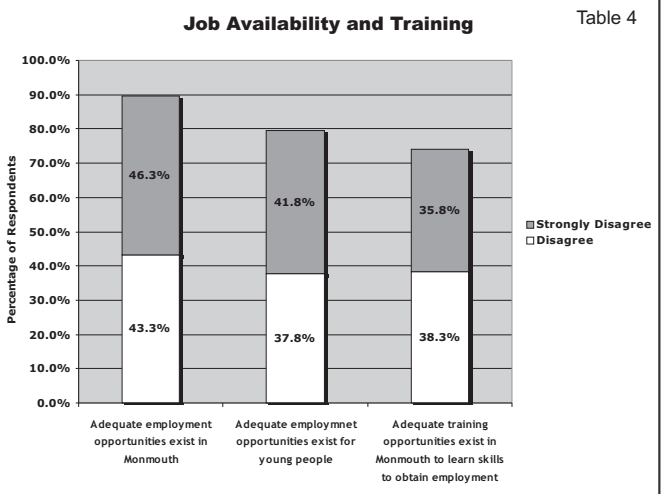
Economy

Several questions were presented in the survey that related to the perception of the local economy. To begin, residents were asked how they feel about local employment opportunities. The majority of the respondents, 89.6 percent, indicated that they do not feel that there are adequate job prospects in Monmouth and 79.6 percent of the respondents felt the same about opportunities for local youth.

This opinion reflects the growing trend of rural communities throughout the country that are experiencing the migration of local young persons towards larger metropolitan areas where employment opportunities are more plentiful. Future implications of youth exodus could negatively impact communities in many ways such as loss of

population, reduction of children in local school districts, decline of an educated work force and ultimately the erosion of the local tax base. (Table 4)

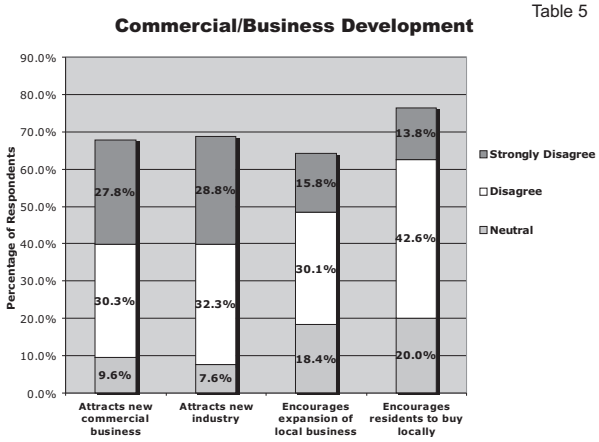
Table 4



An educated local workforce is an integral component to local economic growth. When asked to rate the quality of education programs geared towards providing skills to local workers that may attract new businesses, 53.2 percent of survey respondents indicated that local programs were poor or somewhat unsatisfactory. In addition, 74.1 percent of respondents indicated that they disagree or strongly disagree that there are adequate training opportunities in the community to upgrade the skills of the local labor force in an attempt to provide better paying jobs. Finally, 37.2 percent of the respondents suggested that available education programs are very poor or somewhat unsatisfactory in meeting the needs of current local businesses. The nature of the responses related to job training indicates that Monmouth would benefit from improved opportunities and/or additional outreach on the programs already available.

Approximately 48 percent of respondents reported that they agree or strongly agree that local businesses are committed to Monmouth and its future while 18.7 percent of respondents were neutral regarding the issue. Respondents were less positive regarding the way Monmouth approaches business attraction. Fifty-seven percent of respondents disagreed or strongly disagreed with the way they perceive the city to be managing the acquisition of new businesses. Finally, 56.4 percent of respondents disagreed or strongly disagree that Monmouth is using innovative approaches to encourage residents to purchase goods and services locally (Table 5).

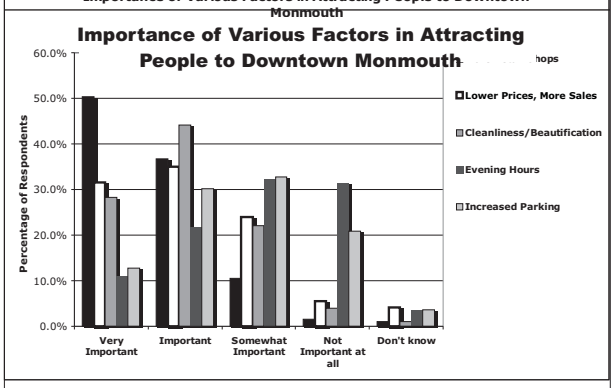
Table 5



The downtown area of Monmouth is a significant district for business and commercial activity. When asked to rate various aspects of the downtown area, (including customer service, cleanliness, safety, and the cost, variety and quality of goods and services), customer service received the best rating with 46 percent of respondents stating that it is good or excellent while another 32.8 percent reported it as average. Utilization of downtown services varies amongst the survey respondents. Approximately 44 percent of respondents reported that they go downtown more than twice a week, 26.9 percent reported they go once a week and another 27.9 percent reported they go once or twice a month or only a few times a year. More than 75 percent of respondents believe that traffic flow, shopping hours, promotions, special events and festivals downtown are average, good, or excellent. Over 40 percent of respondents said that parking convenience for customers and the cost of food and services downtown is fair or poor while another 64.3 percent believe that the variety of goods and services downtown is fair or poor.

Maintaining a healthy economy in Monmouth's downtown will be very important for the future of the city. Respondents had suggestions for making improvements downtown. Eighty-seven percent of respondents reported that creating more retail opportunities is critical to the future health of downtown Monmouth; more than 65 percent suggested that lower prices, better sales and cleanliness and beautification are also important. Maintaining evening shopping hours, however, was indicated as not being important to 31.3 percent of respondents and 32.3 percent suggested it was only somewhat important (Table 6).

Table 6

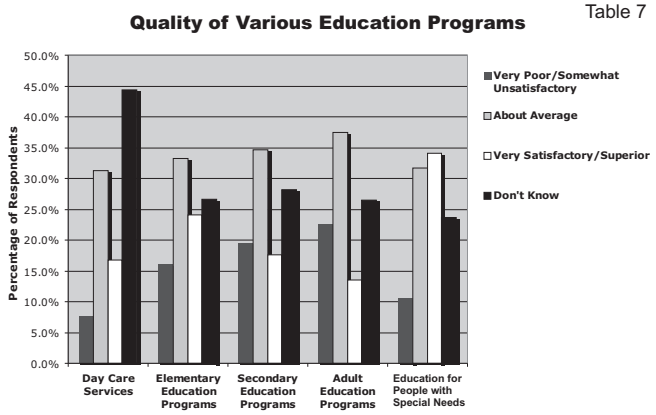


Education

While evaluating different issues related to local education, a significant number of respondents indicated that they did not know how to respond. The presentation of this type of response is likely due to the average older age of survey participants. Approximately 16 percent of the respondents rated the quality of local elementary education programs as very poor or unsatisfactory. An additional 33.2 percent said that the education programs are about average, and 24.1 percent indicated that they believed the programs to be very satisfactory or superior. Secondary education was rated very similar to elementary education with 19.6 of respondents indicating they believe the programs to be very poor or somewhat unsatisfactory. Nearly 35 percent of respondents suggested that the secondary education programs are about average and 17.6 percent reported the programs are very satisfactory or superior.

Survey participants were more optimistic about local adult education and special needs programs. Over 50 percent of the respondents rated both programs as above average, very satisfactory, or superior. Survey participants reviewed day care operations in Monmouth a bit less favorably with 48 percent indicating they believe services are about average, very satisfactory, or superior (Table 7).

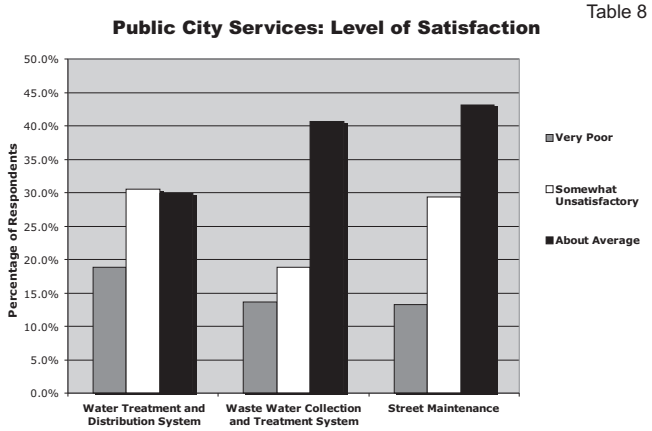
Table 7



Municipal Services

Based on the survey response, local satisfaction with municipal services varies greatly. Respondents were asked how well a variety of local services meets their satisfaction: street maintenance, garbage collection, planning and zoning, water and waste water treatment/collection, and administrative services were all reviewed. Of the services listed, garbage collection received the highest satisfactory rating of 93.4 percent. Respondents generally believe that Monmouth has a good solid waste collection and recycling program. Water treatment and distribution received the lowest rating with approximately 50 percent of respondents reporting that they believe the service to be very poor or somewhat unsatisfactory. Finally, 42.6 percent of respondents stated that they believe local road surfaces are in poor condition (Table 8).

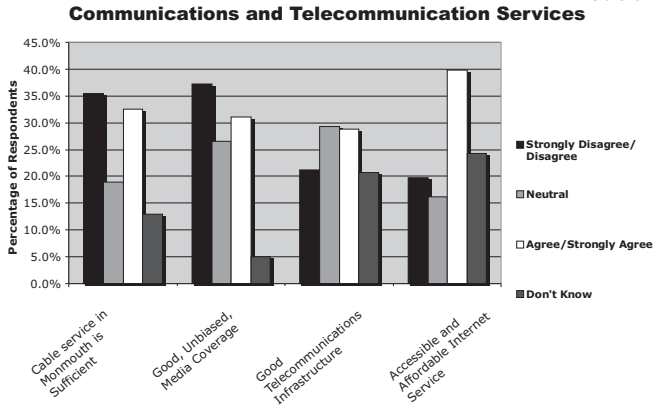
Table 8



Communication

Residents were asked to consider the quality and quantity of local cable, newspaper, internet, and general telecommunication services in Monmouth. A slight majority of respondents indicated that they do not believe that local cable service is sufficient. A little more than half of the survey participants also indicated that they do not believe that local media provide unbiased news coverage (Table 9).

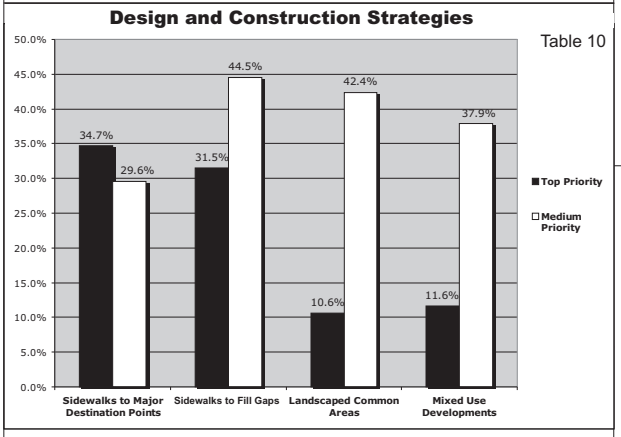
Table 9



Construction Strategies and Road Corridor Design

Residents were asked to consider different construction priorities relating to the use of public funds. Of the different infrastructure improvements considered, the construction of sidewalks to major destination points such as parks, schools, business districts, and shopping was rated the highest, with 64.3 percent of respondents suggesting this should be a top or medium priority (Table 10).

Table 10



Developing sidewalk continuity was also frequently listed as a top priority.

Providing landscaped common areas and mixed-use developments were given medium priority ratings of 42.4 percent and 37.9 percent, respectively. The use of textured pavement or brick in crosswalk construction received the lowest ranking with 67.4 percent of respondents indicating they believe this to be an issue of low priority and public funds should not be used for this purpose.

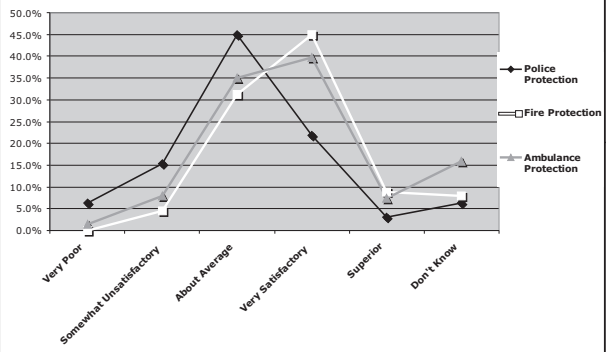
The creation of bike lanes along city streets also received a low ranking, with 57.3 percent of respondents suggesting this should be a low priority and no public funds should be used to create these lanes.

These responses indicated that in general, respondents believe that local funds should be spent on more basic infrastructure needs before expanding on programs and services that may be more aesthetic in nature. Also, the responses indicated that the respondents do not believe high priority should be placed on services and design strategies not already implemented in the community.

Public Safety

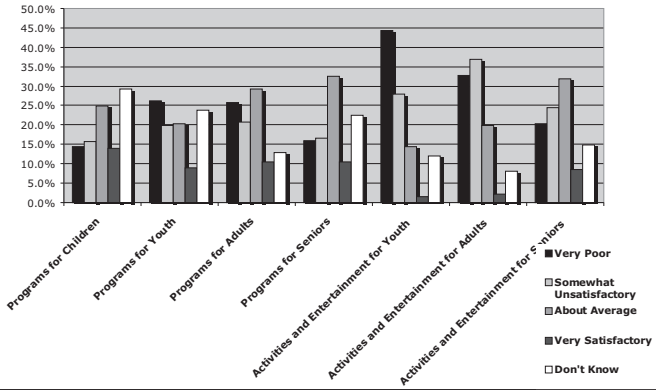
Respondents are generally satisfied with local protective services. Seventy percent of survey participants stated that they believe protective services to be about average, very satisfactory, or superior. Fire protection received the highest rating with 87.3 percent of respondents indicating they believe the service to be average or better (Table 11).

Crime and Safety Levels: Level of Satisfaction Table 11



However, roughly 40 percent of respondents felt that crime is increasing in the community and 19 percent felt it is unsafe to walk alone in Monmouth after dark. New residents were presented with questions related to the quantity and variety of recreation opportunities in Monmouth. To begin, 81.3 percent of respondents indicated that the city has an adequate park system. Over 50 percent of respondents stated that Monmouth actively maintains good recreation facilities within the community. Questions pertaining to recreational opportunities not involving local parks obtained more negative responses. Over 55 percent of respondents indicated that the level of recreation facilities in Monmouth is very poor or somewhat unsatisfactory. Although many of the respondents indicated that there is a lack of recreational availability for all age groups, respondents indicated that the level of recreation programs for seniors is better than what is available for other age groups. A large percentage of respondents, 72.2 percent, suggested that the variety of activities and entertainment for youth is very poor or unsatisfactory. A similar number of respondents, 69.6 percent, felt the same about the variety of activities for seniors (Table 12).

Community Services: Recreation and Level of Satisfaction Table 12



Respondents would like to see more types of activities or businesses available in Monmouth, including but not limited to: a theater, restaurants, book store, fishing access, bowling alley, pool hall, hobby shop, and other shopping centers.

Environment

Improving local drinking water was a very significant priority for survey participants. Monmouth has made a substantial effort to improve the local water quality. However, these improvements have been costly for the community and have been featured prominently in the local news over the past couple of years. The high profile of the project may be why there was such a strong response to this question.

Over 75 percent of respondents believed that using land more efficiently and improving waste disposal are critical environmental policies that should be addressed by the city. Over 70 percent of respondents indicated that community recycling and energy conservation are critical strategies to a successful local environmental policy (Table 13).

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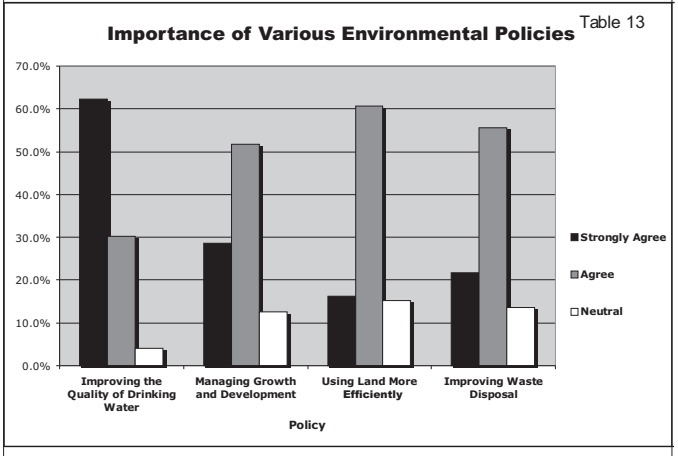
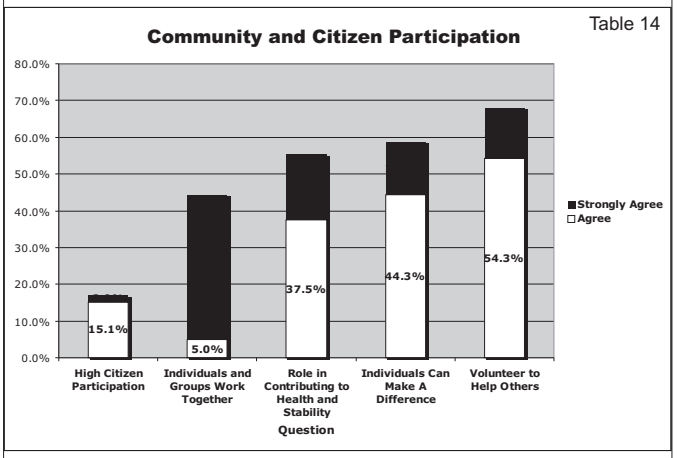
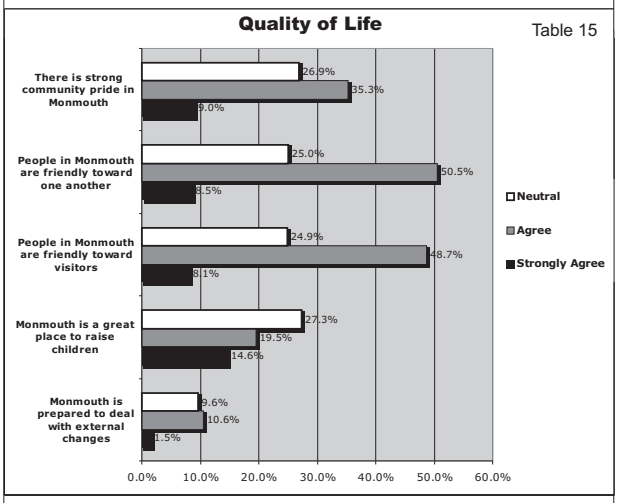


Citizen Participation

Public participation is critical to the comprehensive planning process and the basis for all of the information obtained from the community-wide survey. However, 44.5 percent of respondents believed that ordinarily, there are not enough opportunities for citizens to participate in decision making within the community. As such, 51.6 percent of respondents stated they do not believe local participation in community affairs is high. Ultimately, a majority of respondents, 67.9 percent, stated that they are prepared to volunteer to help others in the community. Over 44 percent of respondents indicated that local participation is important in order to get things accomplished in the community and 55.5 percent reported that individual participants play an important role in contributing to the local health and stability of Monmouth (Table 14).



In summation, most participants believed that public participation is important to the well-being of a community. Unfortunately, it also appeared that survey respondents are likely to feel there is a lack of organization and outreach necessary to get residents together and participate in community affairs. The majority of respondents believed that there is strong community pride in Monmouth and that generally, people in the city are friendly to visitors and one another. Over 64 percent suggested that Monmouth is a good place to raise a family. However, 65.1 percent of respondents suggested Monmouth is not prepared to deal with external influences that may negatively impact the community (Table 15).



In addition, respondents indicated that the City Council may need to develop additional controls to maintain the quality and character of Monmouth.

Goals, Objectives & Recommendations

Introduction

The Monmouth Comprehensive Plan Committee met and established community development goals, objectives, and relevant recommendations. These decisions were based on community profile data gathered for the community, municipal survey responses, and input from planning commission members, city staff, and city council members.

Goals are statements that describe, in general terms, a desired future condition. Objectives are statements that describe a specific future condition that is to be attained within a stated period of time. Recommendations are courses of action or rules of conduct to be used to achieve the goals and objectives of the plan.

Specifically, the committee determined that there are nine primary goals it seeks to fulfill in order to secure the healthy development and growth of the community. The goals relate to economic development, housing, land use, transportation, public safety, parks and recreation, beautification, historic preservation and public infrastructure.

Economic Development

Goal: ***Maintain and expand the economic well being of the community***

Objective One:
Increase the diversity of retail goods and/or retail stores in Monmouth

Recommendations

Several of the participants in the committee meetings believe that the attraction of a large national retailer would be the most productive way to bring new retail goods into the community. The municipal survey also indicated that some of the respondents agree. Although the introduction of an additional "big box" retailer into Monmouth might initially increase the diversity of goods in the community, it also might ultimately lead to the closure of smaller stores that sell similar merchandise. Working to attract other retail stores that would complement the businesses that already exist in the community might be a more attractive solution. Monmouth should create a marketing plan for the community that specifically addresses retail businesses and utilize this tool to assist in retail attraction.

Monmouth should review and use community pull factor information to determine which retail sectors are losing consumers to other communities. Based on the 2002 data, apparel, lumber, and furniture are some of the sectors that performed the poorest and reported the lowest pull factors. As such, Monmouth would benefit from improving sales in these sectors and keeping local consumers and their tax dollars in the community.

Finally, Monmouth should reach out to neighboring communities and work with local community and economic developers to encourage a regional approach to retail business development. Although there is often competition amongst nearby municipalities, there might be retail sectors that are also under-performing. Potential businesses might find the regional market more attractive than the local market.

Objective Two:
Encourage downtown Monmouth to be an active and thriving commercial center

Recommendations

Monmouth has a historically significant, architecturally diverse, downtown business and retail district. To help the area compete with other shopping districts, downtown Monmouth should be developed as a niche shopping area that provides goods that consumers cannot find elsewhere. Some of these businesses, like Maple City Candy Company, already exist in the area and are focal points of the downtown. Similarly, downtown Monmouth should continue to be the civic center of the community. Local and county government, the post office, emergency services and other related activities are all housed in the downtown area. Financial, legal, and real estate offices can also be found in this district. The concentration of these services is beneficial to Monmouth residents.

Monmouth should consider participation in the Illinois Main Street Program to assist in the revitalization of the downtown area. Not only can the Main Street Program work with owners to retain and expand local businesses, it can also be a source of training and technical assistance. The Main Street Program has four main program areas. To begin, the Main Street Program can assist Monmouth in developing a downtown management organization. Second, the program can help improve the appearance of the downtown buildings and streetscape by assisting in historic preservation. Next, the program can help market the district by focusing on its unique characteristics. Finally, the program can help improve the downtown area by recruiting businesses and finding new uses for underused space.

Monmouth should encourage mixed-use developments in the downtown area. Many of the structures in the downtown are large and demand costly upkeep. Unfortunately, due to high maintenance costs, many of the structures are not in very good condition. Finding other income providing uses for this empty or under-utilized space could ultimately assist in the overall revitalization of the downtown area. One example of mixed-use could be utilizing upper levels of buildings as residential space. With the close availability of various businesses and services, residential space downtown could be a good place for persons with limited mobility to reside.

Committee meeting discussions indicate that there are several different issues that people would like to see addressed in the downtown area. Some of these issues include the desire for all utilities to be underground, the need to plant more maple trees in the square and along adjacent streets, and the overall beautification of the downtown area. Any improvements made to the area will be costly. Some of the improvements that committee members would like to see, such as building rehabilitation, would need to be made by property owners. The utilization of tax incentives as an impetus for revitalization should be a tool that the city considers when planning downtown Monmouth. In addition, the city should consider implementing a special taxing district in order to raise municipal funds and make improvements to the designated area.

Objective Three:
Expand industrial development in Monmouth

Recommendations

Although Monmouth does have one very large employer, Farmland Foods, it would be in the community's best interest to diversify its industrial base. Historically, rural industrial employment has been focused on individual, larger scale businesses. When successful, these employers are of great benefit not only to the city in which they are located, but also to the general region. However, if and when the business closes, they leave major holes in local employment and the workforce struggles to either relocate or retrain. The closure of International Harvester in Canton, and the recent closure of Maytag in Galesburg are good examples of this.

Monmouth should encourage the expansion and retention of the industry already located in the municipality. Local economic developers should

frequently communicate with industry owners and be well apprised of local business needs.

Monmouth currently has an active, available municipal economic development revolving loan fund that can be utilized for both business attraction and expansion. Its revolving loan program provides loan funds that can be accessed throughout the community.

While a Tax Increment Financing (TIF) district is currently already in place within the community, Monmouth should re-evaluate its effectiveness and consider changing the current TIF or establishing another TIF in a different area. The current district encompasses the downtown area around the square and runs along Broadway west to Route 34. This TIF enabled a new hotel to come to town approximately six years ago. This financial tool can continue to assist the community in providing tax incentives for business and industry to locate to the TIF area, or for businesses to make major improvements and expansions. However, TIF can be a controversial issue as it reduces the potential tax increase available for other taxing bodies.

Monmouth currently has one Enterprise Zone - one is in the south portion of the community, just south of the railroad tracks and extends to County Highway Five. The second Enterprise Zone is essentially two properties in the north portion of the community along US Highway 67. The Enterprise Zones will expire in 2015. Monmouth should re-evaluate the current local tax abatements that are offered in the zone and determine whether or not changes should be made to these abatements. In addition, Monmouth should determine whether or not the zones are sufficient for the area. Because there are plans to expand both highways that transect the community, the city should consider whether or not it would be in its best interest to expand the Enterprise Zones already in existence to cover the properties that may be affected by the road expansions.

Finally, the city should develop a partnership with neighboring communities to address economic development issues on a regional level. Federal funding bodies, like the Economic Development Administration, are increasingly gearing their funding towards economic development solutions that focus on regional impacts instead of strictly local benefits. There are several economic development professionals in the area and the city should attempt to network with these individuals in order to get the maximum benefit of their expertise.

Objective Four:
Develop Monmouth's IT Base

Recommendations

Monmouth should maintain and expand its website www.ci.monmouth.il.us, to reflect more of the businesses and services currently located within the community. The city can utilize the website to market local products. In addition, maintaining a comprehensive updated website will provide information to persons seeking to visit or considering relocation to the community.

High speed internet access is currently available in Monmouth in both Digital Subscriber Line (DSL) and wireless formats. DSL utilizes local telephone lines. Not all of the communities in the region have this technology available for their residents and businesses. Maintaining up-to-date internet systems in the community should be a priority for the city because many, if not all, businesses now rely heavily on the internet for major portions of their operations.

Monmouth already has one business incubator, the Patton Block Center, which is of benefit to the entire city. This incubator is specifically for businesses in computer entertainment related fields. The incubator also houses an educational center that capitalizes on the proximity of various local colleges and Western Illinois University. Monmouth should consider contacting this center and look into how it has been successful and where improvements could be made. In addition, Monmouth should seek to replicate this endeavor to establish an incubator to house other technology related enterprises.

Objective Five:
Develop and maintain adequate infrastructure to support the expansion/attraction of businesses

Recommendations

Monmouth should continue to work with its local public works organization to produce a capital improvement plan that adequately addresses potential future growth demands on current systems. The city has various industrial areas throughout the community. The major areas, north of Highway 34, west of Highway 67, and south of the railroad tracks, should be reviewed for current and future infrastructure capabilities. In addition to basic water and sewer demand, industrial areas should be reviewed to verify they have sufficient accessibility.

Objective Six:
Provide additional entertainment options and opportunities for all Monmouth residents

Recommendations

The Monmouth residential survey posed several questions relating to local recreational and entertainment opportunities. Many of the respondents indicated that there is a need for more recreational outlets in the community. Committee meeting discussions also resulted in the general opinion that there is a lack of entertainment in the community and that the development of these resources could be an avenue for economic development. Monmouth should encourage the development of artistic and musical establishments in the area in order to attract more persons to the community. Also, Monmouth should consider expanding local festivals and events since these types of activities generally attract more people into the community who are more likely to spend locally during these occasions.

Objective Seven:
Train the workforce better to fit the demand of industry in Monmouth

Recommendations

Monmouth should work with Monmouth College and other area schools to expand curricula to more closely fit the needs of local businesses. In addition, Monmouth should work with area schools to establish additional technical training programs. Undoubtedly, many local schools already offer continuing education opportunities. However, the city should work to create a one stop shopping location where information on all the available courses would be readily available. Oftentimes residents are not able to connect with the proper programs because they are not aware of their availability.

Monmouth should assist local primary schools in establishing a youth-based entrepreneurial program for the community, and the development of youth training, entrepreneurial programs and activities. Junior Achievement may be a curriculum that could be incorporated into various local schools. In addition, Monmouth should consider contacting the Illinois Institute of Rural Affairs to assist in establishing a youth-based entrepreneurial program for the community. Finally, Monmouth should maintain a high quality public education system that ultimately helps to produce a well-trained workforce.

Objective Eight:
Utilize Monmouth's proximity to Routes 67 and 34

Recommendations

The planning phase of highway expansion in Warren County is already underway. In order to benefit from the expansions in a timely manner, Monmouth should actively work with local legislators to fully fund both Highway 67 and Highway 34 developments.

The future land use map developed by the Comprehensive Plan Committee has reviewed the

areas to be affected by road expansion and classifies much of the area as commercial. Monmouth should encourage general business development in this area. Also, meeting participants indicated that the city should encourage the construction of a local truck stop along the expanded routes.

Objective Nine:
Promote entrepreneurship and small business development in Monmouth

Recommendations

Monmouth should work with the Small Business Development Center at Western Illinois University to promote the development of smaller businesses in the community. Monmouth should continue coordinating with the business incubator currently available in nearby Galesburg.

Housing

Goal: ***Maintain quality housing for all Monmouth residents***

Objective One:
Promote and develop diverse housing options within the City of Monmouth

Recommendations

Monmouth should encourage the development of housing that meets the needs of the elderly portion of the population. Working with developers, the city should promote the construction of condominium type housing units for senior citizens that are accessible to persons with limited mobility. These units should require lower maintenance, be more affordable and overall be more attractive to older residents.

The city should encourage the development of additional multiple-family residential dwelling units in areas consistent with the updated future land use map. The new units should be near community services and facilities for the convenience of residents. Currently, multiple-family housing in Monmouth is primarily located in the north half of the community and also within close proximity to Monmouth College.

Mixed-use development should be encouraged in the downtown area. Since the downtown offers many amenities, apartments of various sizes will be very convenient for renters. In addition, constructing housing units in the second stories of downtown buildings will allow for the rehabilitation of the structures by providing additional monthly revenue to afford the improvements.

Monmouth should make every effort to promote the construction of affordable housing in the community. Monmouth should partner with area agencies to expand local outreach regarding home ownership and homebuyer assistance programs.

The city should encourage the development of mid-to-upper priced single-family homes for middle and upper income families and single professionals. If the city does not move forward to maintain a sufficient housing stock for higher income households, it could result in potential residents choosing not to locate in the community because of the inability to find appropriate housing.

Monmouth should continue to periodically review its local building regulations and remove any unnecessary governmental barriers that restrict housing supply or prevents in-fill development in established neighborhoods. In addition, the city should continue to provide regulatory and financial incentives to encourage and assist developers in the construction of new single and multiple-family housing units in the community.

Overall, Monmouth should ensure that housing of all types and prices is readily available in the community. The city should periodically review the housing stock available and take appropriate measures to ensure that appropriate housing is always sufficient.

Objective Two:
Enhance and maintain the quality of the existing housing stock and the overall appearance of residential neighborhoods within the City of Monmouth

Recommendations

The City of Monmouth should maintain the integrity of local neighborhoods by ensuring that sufficient building and housing codes and appropriate zoning regulations are already in place. A review of local ordinances should take place upon the approval of the comprehensive plan in order to align the ordinances with the goals and objectives that have been developed in the plan.

Monmouth should consider additional regulatory programs or strengthen current strategies that seek to enforce the maintenance of private residential properties. The city should continue and expand owner and renter-occupied housing rehabilitation programs in all parts of the community. In addition, the city should continue to work with regional and state agencies to develop programs that are designed to eliminate sub-standard housing in Monmouth.

Monmouth should discourage the conversion of single-family housing to multiple-family residences. A fair amount of this conversion has already taken place in the community, particularly along Broadway and in the neighborhoods surrounding the college. Furthermore, Monmouth should work to maintain the long-term integrity of residential neighborhoods and enforce existing overcrowding regulations.

Monmouth should continue and expand acquisition and demolition programs in the community to rid neighborhoods of vacant and dilapidated residential properties. Vacant and dilapidated structures can be a safety concern and also may attract criminal activity. Redevelopment of blighted neighborhoods should be a primary development concern.

Monmouth should encourage the development of well-planned new residential developments that are aesthetically pleasing and potentially include open-space, woodlands, and storm water retention and drainage areas. The city should also take steps to ensure that new development compliments existing structures and that historic properties are preserved as much as possible.

Monmouth should encourage the formation of neighborhood associations that work together to organize local clean-up days, foster local stewardship and work closely with the city in maintaining high quality neighborhoods.

Monmouth should work to maintain appropriate buffers between industrial uses and residential property within the community. By maintaining a transition between uses, from industrial to commercial to residential, most residential areas in the community will not be adjacent to major industry.

Objective Three:
Make homeownership more attainable for local residents

Recommendations

The City of Monmouth should keep working with regional and state agencies and continue to expand homebuyer assistance programs in Monmouth. In addition, the city should consider the development of economic revitalization areas in blighted neighborhoods where tax abatement or other credits could be given to homebuyers as incentives to build.

Land Use

Goal: ***Maintain efficient and productive use of land***

Objective One:
Pursue land use and planning strategies that provide for the orderly growth of the community and the 1.5 mile planning area

Recommendations

The City of Monmouth should pursue annexation of property that is contiguous to its corporate limits, especially where the city limits surround or nearly surround the property. Monmouth should continue to ensure that annexation agreements are in place before new developments located beyond the corporate boundaries are allowed to connect to city water and sewer systems.

The city should work closely with Warren County planning officials to coordinate planning efforts within 1.5 miles of the corporate limits. Wherever possible, the city should encourage the preservation of prime agricultural land in the 1.5 mile planning area by implementing growth management and land use controls that discourage unnecessary development on such land. The city should make an effort to engage the county in discussions about planning for future possible road expansions in the area that could positively impact development in and around the city.

Sprawl and leap frog development should be discouraged and development should be focused in areas where infrastructure currently exists. Development in areas where water, sewer, and other public infrastructure are not available, or where systems are already at capacity, could be a hardship on the community by making services more costly and less efficient. Monmouth should continue to encourage development on vacant, undeveloped or under-utilized land within the current corporate limits where appropriate.

Monmouth should support residential development that is reflective of the character of the surrounding residential properties. Development should also compliment other adjacent land uses. Developers of new subdivisions should pay most, if not all, of the costs associated with infrastructure construction in new neighborhoods. The city should encourage the implementation of smaller lot sizes in residential areas to allow for additional open space and common areas within the same neighborhoods. The city should also consider implementing a minimum landscape requirement for new developments in order make new neighborhoods aesthetically pleasing. Monmouth should review and update its current sign regulations in order to control visual clutter and make for more pleasing thoroughfares. Signage regulation should minimize any potential negative effect on public and private property.

Objective Two:
Encourage growth and development that is consistent with the comprehensive plan

Recommendations

Monmouth should consider all public comments made at the hearings when the comprehensive plan is revealed. Monmouth should also consider any public comment made in reference to the future land use map.

After the adoption of the plan, Monmouth should review the goals, objectives, policies and recommendations on an annual basis. In addition, the city should review and update its zoning and subdivision regulations to ensure that they are reflective of the goals, objectives, policies and recommendations of the comprehensive plan.

Transportation

Goal: ***Provide for a safe and efficient transportation system***

Objective One:
Provide for an efficient transportation system in the Monmouth area that serves the needs of residents, business and industry

Recommendations

Monmouth should coordinate with the county and the state to provide safe and coordinated transportation in and around the community. Adequate transportation routes are critical to the viability of Monmouth and the growth of local economic development.

When reviewing new development proposals, the Plan Commission should review the Future

Land Use Map and the Transportation Map to consider whether the local network is sufficient. When appropriate, the city should consider upgrading city roads when their function changes within the community.

Monmouth should review and maintain its five-year capital road improvement plan to better direct local resources to areas of the community that need upgrading the most. The city should also continue to work with area legislators to further funding for U.S. Routes 34 and 67 four-lane highway improvements.

Monmouth should make every effort to ensure that the transportation system in and around the community is safe and efficient. The city should discourage through traffic in residential neighborhoods. The city should also review traffic patterns around local schools and verify that the current usage is the most effective.

The city should develop pedestrian and bicycle paths to connect with schools, parks, and other recreational areas. Well designated pedestrian walkways, bridges, and bike paths would allow for safer travel by residents using these modes of transportation.

The city should work with Monmouth College to consolidate student parking in and around campus. Off-campus parking that adds to the congestion of local single-family residential areas should be minimized.

Monmouth should maintain and improve services and facilities at the Monmouth Airport to provide quality air transportation in town. Monmouth should also work with Amtrak to continue service through Monmouth and western Illinois.

Finally, the city should enhance the visual appearance of major thoroughfares in and around Monmouth including Main Street, Broadway Street, and the highway corridors. Maintaining the aesthetic appeal of these routes will greatly impact the appearance of the community.

Objective Two:
Make public transportation available to all residents

Recommendations

Monmouth should expand public transportation options for Monmouth residents including inter-city transportation. The city should also consider expanding transportation options available to senior citizens and other special needs residents, as funding and costs might allow.

Public Safety

Goal: ***Create a safe environment for all Monmouth residents***

Objective One:
Promote and expand public safety efforts

Recommendations

Monmouth should continue cooperative efforts between the city, county, and state in order to be prepared for man-made and natural disasters and emergencies. The city should maintain its emergency preparedness plan for the community and update as often as needed.

The city should review its emergency medical and rescue services and determine where there are voids in such services, and encourage existing services to upgrade equipment as needed. State and federal grants should be sought to assist in the financing of new equipment. Monmouth should also ensure that emergency services are provided with continued education and training opportunities related to emergency and disaster preparedness.

Monmouth should also continue to upgrade water mains in residential and commercial areas where testing has indicated that water pressure is insufficient to provide adequate fire protection.

Objective Two:
Promote an aggressive public safety program in Monmouth

Recommendations

Monmouth should pursue aggressive community policing policies, including the "broken window" strategy. This type of police policy holds that if someone commits a small crime and it is not punished, the behavior can attract more crime. New York City is renowned for implementing this type of policy and reporting a dramatic reduction in crime rates.

The city should also increase police foot or bicycle patrols in the community to supplement existing car patrols.

Parks & Recreation

Goal: ***Provide a vibrant park system for use by all Monmouth residents***

Objective One:
Pursue plans to make parks more appealing to residents of Monmouth

Recommendations

Monmouth and the Park District should market Gibson Woods to maximize its use by local and area residents. Gibson Woods offers a variety of activities, including but not limited to, an 18-hole public golf course, tennis courts, forest trails, outdoor theater, and numerous picnic shelters. Residents may not be aware that the park offers such a diverse range of activities.

Monmouth should continue to develop and otherwise improve Citizens Lake Park. The community should proceed with plans to develop a pedestrian/bike trail around the lake. Having successfully sought Illinois Department of Transportation Enhancement funds, the city should encourage local residents to utilize the new pedestrian bridge over Route 67 once it is completed. The city should promote the outdoor attractions that are available at Citizens Lake including fishing, the public swimming pool, the camp grounds, and the newer baseball fields.

Monmouth should work with the park district to develop a plan to make improvements at the smaller public parks scattered around the community. This plan should include seeking funds to obtain additional playground equipment for parks that need new or updated amenities. Some local parks lack drinking water and restroom facilities, and these parks should be updated with new fountains and restrooms. Monmouth should also take steps to ensure that the local parks are accessible to those with special needs and meet the standards found in the Americans with Disabilities Act.

Finally, the city should encourage the park district to promote non-traditional activities within the park system to increase participation rates by local residents. Some of the activities that could be considered include frisbee golf, fishing tournaments and outdoor volleyball.

Objective Two:
Enhance and improve recreational activities and investigate possibilities to increase available options for recreation/entertainment

Recommendations

Monmouth should encourage private development that would increase the different types of recreational activities available within the community. The city should also work to increase the user rates of the local recreational business in order to make it feasible for these entities to thrive and expand.

The city should encourage the development and expansion of indoor recreation opportunities including the construction of a larger bowling alley, a movie theater complex, and an arcade. Monmouth should also consider advocating the development of an outdoor drive-in theater to bring in additional consumers from outside the community.

Monmouth should develop additional recreational programs that are geared towards under served groups such as teenagers and seniors. Most of the comments reported in the community survey pertaining to recreation and entertainment related to the lack of resources for the younger and older residents in Monmouth. One issue raised in the meetings with the comprehensive plan committee is that the community has a hard time keeping college students in Monmouth on the weekends. Adding to the available recreation activities might help keep people in town throughout the entire week.

Finally, the city should continue to look into the possibility of developing a small convention center or meeting facility within the community. This facility could be multi-use and serve multiple community needs.

Objective Three:
Utilize Monmouth's open space areas to incorporate natural amenities, greenways, and green buffers throughout the community

Recommendations

Monmouth should continue to maintain and improve the common areas located throughout the community. The city should plant additional trees and greenery in these open spaces. Particular attention should be paid to the common area central to the downtown shopping district in the city. It is one of the focal points of the community and should be treated as such.

Monmouth should continue to maintain the "market alley" in the downtown area since this is aesthetically pleasing and helps add to the area's pleasant atmosphere.

Monmouth should review the large neighborhood areas and ensure that each area has a park readily available to it. If there is not a park readily accessible in an area, the city should see if there is property available nearby that could be used for this purpose. The city should continue tearing down vacant and/or abandoned properties and using the lots for park and open space purposes.

Monmouth should work to develop a bike and pedestrian walkway throughout the community. The city should also develop a pathway connecting the various parks around the community. This walkway could improve the use of the parks by making them more accessible. By developing a pathway in the community, this path could eventually connect to paths being planned outside of the community. Future regional paths could subsequently lead to use by non-residents and help bring more tourists into the community.

Monmouth should continue to develop and implement its landscaping program at the different entrance points to the community and along major traffic corridors. The planting and upkeep of trees, flowers, and green space will improve the visual appeal of the area. The city should also install medians with landscaping along corridors that have sufficient space for this development.

Monmouth officials should work with Monmouth College to coordinate park and other open space planning. By working together to address municipal park and open space needs, the community may be able to benefit from expertise and staff available at the college that may not be available at the municipal level.

Finally, Monmouth should consider additional tree planting activities including participation in the Tree City USA program. Upkeep of local trees is important to maintaining the character in all communities and should be considered in Monmouth also. Since Monmouth is known as the "Maple City", the health and availability of trees in the community should remain significant.

Beautification

Goal: ***Maintain, enhance, and promote the natural and aesthetic qualities of Monmouth***

Objective One:
Enhance the downtown area and town entryways with beautification projects

Recommendations

Monmouth should work to expand the "Adopt a Highway" Program in the community. Keeping the major thoroughfares free of litter will greatly help the appearance of the area. The city should improve local signage at entrances to the community and also by the swimming pool, downtown, and at 11th Street.

Monmouth should begin a tree planting initiative throughout the community and participate in Tree City USA. The city should consider acquiring a municipal arborist at least on a part time basis. The health and availability of local trees will improve the aesthetic appeal for years to come.

While costly, Monmouth should continue to investigate the possibility of a phased-in plan of running utility lines underground throughout the community. The overhead lines can be visually distracting and also become problematic for trees along the utility easements. Monmouth should also ensure that new development is constructed with mandates for underground utilities if possible.

The city should continue to upgrade lighting throughout town as funding permits. Monmouth should also ensure that upgraded signage is given appropriate lighting. Decorative lighting should be used throughout town to improve local safety and aesthetics.

The city should seek to maintain, enhance, and expand the activities of the Junior Women's Club, Master Gardener Program, Rotary Club, and the Natural Resource Conservation Service.

Monmouth should encourage local business owners to clean and beautify areas immediately surrounding their businesses. Many of the local businesses do little outside of their structures. The city should organize and utilize the downtown beautification group to work with local businesses to keep the downtown area clean and visually appealing.

Objective Two:
Develop plan to deal with the problem of unsightly buildings and/or houses in Monmouth to increase the physical attractiveness of the community.

Recommendations

Monmouth should review the municipal nuisance code and make updates to this code if needed. The city should continue its enforcement of the updated nuisance code more strictly and be particularly vigilant with repeat offenders.

In order to prevent local neighborhoods from slipping into blighted conditions, the city should develop a plan that documents properties that need to be demolished. In some instances, properties may be eligible for participation in the Illinois Environmental Protection Agency Brownfield Redevelopment Program which can provide funding for investigation and cleanup.

Monmouth also needs to address problems with rental properties in the community. Some rental properties in town are not well kept and may not meet local building codes. In order to bring all rental properties up to code, the city should develop a rental inspection program and ensure landlords comply with the appropriate local codes.

Historic Preservation

Goal: ***Work to preserve and restore historically significant structures in Monmouth***

Objective One:
Develop plans to promote the preservation of Monmouth's historic structures

Recommendations

Monmouth should consider organizing an Historic Preservation Committee that would report to the City Council. The city should also consider the development of an historic preservation ordinance that would seek protection for locally significant structures. The ordinance would define what is significant for the community and establish a legal framework whereby the community could protect locally significant historic properties.

Since there is a recently federally listed historic downtown area, the city should work to develop and maintain an improvement plan for the area. Working with the plan, the city should install appropriate lighting and landscaping that would compliment the historic nature of the area. The city should also encourage the creative reuse of the historic downtown buildings and work with private, non-profit, and the public sector to fill the empty or underused buildings.

Monmouth should continue to work with local, state and federal programs, such as the Historic Preservation Agency and the Illinois Main Street Program, to qualify for technical and financial assistance for local historic buildings. Participation in these programs will be critical for providing assistance in maintaining the historical integrity of the area.

Finally, the city should continue to investigate properties and identify historically significant structures. Once structures are identified, Monmouth should update its local map that can be used by the general public to locate these significant properties. This map of historic Monmouth could be incorporated into other tourism related activities.

Public Infrastructure

Goal: ***Maintain and improve the functionality of the local infrastructure***

Objective One:
Develop and maintain high-quality water, sanitary sewer and storm sewer systems throughout Monmouth

Recommendations

Monmouth should create and maintain a capital improvement plan that reviews the current status of local infrastructure and develop a plan to improve and construct new infrastructure. This plan should be reviewed annually and updated at a minimum of every five years. The capital improvement plan should consider improvements within the existing corporate boundaries and also the 1.5 mile surrounding area.

Monmouth should maintain the production of high quality water in the community by continuing to make improvements to the water distribution system to ensure that the water mains are in good working order and have sufficient capacity to provide adequate pressure throughout the community. Good water pressure not only is appreciated by local residents for personal use, but also ensures that the local fire department has adequate pressure to meet fire protection needs. The city should also work with property owners to develop consistent policies concerning ownership of water lines on private property and responsibility for repairs and replacements.

Monmouth should continue its plan for the construction of major sanitary sewer treatment plant improvement projects. The city should continue the separation of any combined storm and sanitary sewers in the community. Monmouth should continue its development and implementation of policies and programs to control storm water runoff from both public and private properties within the community. New development should incorporate retention or detention areas when appropriate.
Monmouth should coordinate water, sanitary sewer and storm sewer improvements with other infrastructure and neighborhood improvements, such as roadway repairs. Projects should be completed in a manner that reduces inconvenience to residents and businesses and in an order that is most effective for the community.

The city should continue its work with Monmouth College, Farmland Foods and other major users to coordinate water and sanitary sewer system improvements that are of maximum benefit to both the city and the users. Finally, Monmouth should continue to seek state and federal funding assistance for water, sanitary sewer and storm sewer improvements to reduce the financial burden on property owners and users.

Objective Two:
Maintain a high quality road and sidewalk system in Monmouth

Recommendations

Monmouth should develop a sidewalk improvement plan that would upgrade and construct new sidewalks. While completing the road assessment, it was recorded that some areas in town do not have sidewalks or any other type of physical separation between the street and the individual properties. This creates streetscapes that lack a finished visual appeal. Construction of sidewalks should especially be considered in these areas.

The city should review its multi-year plan for the ongoing repair and resurfacing of all public streets and roads in the community. Monmouth should also review the future transportation plan map and continue to improve roads that are anticipated to have increased demand in the near future.

Monmouth should develop a program that requires that all subsurface infrastructure be installed or repaired either before or simultaneously with roadway construction or renovation; this will minimize inconvenience to residents and overall costs. In addition, the city should develop and maintain regulations that require all new subdivisions and developments to have curbs, gutters, sidewalks and underground gas, electric and telecommunications utilities.

Objective Three:
Develop Monmouth's Technological Infrastructure

Recommendations

Monmouth should create and maintain a technological infrastructure plan for the city. Monmouth should then investigate the potential benefits of broadband/IT and consider a push for a community-wide broadband/IT initiative.

The growth of the Patton Block Center should be encouraged and maintained as this facility currently serves as the technology center for the Monmouth area.

Monmouth should maintain and improve the community's website, including providing regularly updated information on city services and amenities. A municipal website is often the first point of contact a person might have with the community and, therefore, the site should be aesthetically pleasing, easy to use, and full of useful information.

Monmouth should develop and maintain, in concert with Warren County, a countywide Geographic Information System (GIS). An electronic system that collects geographically referenced data, GIS can be used for a variety of purposes. Communities can use GIS to map where things are, determine quantities, densities, and observe change over time. Because of the large number of various potential uses, GIS ownership and usage should be accomplished through the development of private and public partnership in the county, and Monmouth should be an integral player in that development.

Implementation Strategies

Economic Development

The overall economic development goal for Monmouth, as determined in the comprehensive planning process, is to maintain and expand the economic well being of the community. The planning process established several objectives in order to accomplish this overall goal, including the following:

- **Increase the diversity of retail goods and retail stores.**
- **Promote an active and thriving downtown commercial center.**
- **Expand the industrial base.**
- **Develop an information technology base.**
- **Develop and maintain adequate infrastructure to support the expansion and attraction of business.**
- **Provide additional entertainment options and opportunities for Monmouth residents.**
- **Train the workforce to fit the demand of business and industry.**
- **Utilize the community's proximity to Routes 67 and 34.**
- **Promote entrepreneurship and small business development.**

In order to accomplish the overall goal and the specific objectives, the following actions and time frames should be considered and implemented during the next five year period.

ED1 **Action** **Establish a City Economic Development Department**

Sponsor: **City of Monmouth**

Description

Employ a full-time Economic Development Director with support staff to work with existing and potential business and industry wishing to expand or locate in the Monmouth comprehensive planning area. The Economic Development Department should also be responsible for working with new and expanding small businesses, promoting the downtown area and attracting new retail and entertainment businesses to the community.

Timeframe

Year One - January 1, 2007 through December 31, 2007 and ongoing.

ED2 **Action** **Establish an Information Technology Incubator**

Sponsor: **City of Monmouth**

Description

Under the auspices of the Economic Development Department, the city should develop and manage an incubator facility, preferably in or near the downtown area, for new and expanding information technology businesses looking for space to locate and expand. The Economic Development Director should search both

nationally and internationally for high technology based businesses looking for reasonably priced space and an educated and highly motivated workforce.

Timeframe

Years Two and Three - January 1, 2008 through December 31, 2009 and ongoing.

ED3 Action Downtown Beautification & Streetscape Improvements

Sponsor: City of Monmouth

Description

Utilizing Tax Increment Financing (TIF) funding, enhance the central business district as a destination by the continued planting of street trees, establishing flower and shrubbery beds, installing decorative lighting and banners, replacing deteriorating sidewalks and constructing attractive parking areas.

Timeframe

Years One through Five - January 1, 2007 through December 31, 2011.

ED4 Action Water and Wastewater System Upgrades

Sponsor: City of Monmouth

Description

The City of Monmouth currently has an inventory of approximately 2.25 million gallons of finished elevated water storage. Of that storage volume, 1.5 million gallons are located in the southeast section of the city, which is relatively remote from the industrial areas located on the north side of the city. Computerized modeling of the city's water system indicated that the water mains within the city were too small to allow the southeast elevated tank to adequately serve the north industrial area. As a result of the analysis, it is evident that a shortage of finished water exists in the north end of the city to meet the needs of an expanding industrial base. The city should consider constructing a new 1.5 million gallon elevated water storage tank near the north industrial park area so that adequate water and pressure is available for expanding existing or new business and industry. The City of Monmouth currently operates two wastewater treatment facilities, one located north of the city that primarily serves the Farmland Foods hog processing plant and the other located south of Route 34 that serves the rest of the community. The city should work towards the elimination of the south treatment plant and upgrading the north treatment plant so that it serves as the primary facility for the entire community and meets federal and state wastewater treatment regulations.

Timeframe

Years One and Two - January 1, 2007 through December 31, 2008.

ED5 Action Participation in the Illinois Main Street Program

Sponsor: City of Monmouth

Description

The city should consider the Illinois Main Street Program for assistance in promoting an active and thriving downtown commercial center. The Illinois Main Street Program is a comprehensive community revitalization program based in the Lt. Governor's office that promotes historic preservation and economic development in the central business district. Illinois Main Street can assist the Economic Development Department in designing building and streetscape improvements, marketing

the unique assets of the downtown area and finding new uses for underutilized space.

Timeframe

Years One through Five - January 1, 2007 through December 31, 2011 and ongoing.

Housing

The overall housing goal determined by the comprehensive planning process is to maintain and expand quality housing for all Monmouth residents. In order to accomplish this goal, the planning process established the following objectives:

- **Promote and develop diverse housing options.**
- **Enhance and maintain the quality of the existing housing stock and the overall appearance of residential neighborhoods.**
- **Make homeownership more attainable for local residents.**

In order to accomplish the overall goal and the specific housing objectives, the following actions and timeframes should be considered and implemented during the next five year period.

H1 **Action** **Establish and Maintain an Ongoing Residential Rehabilitation Program**

Sponsor: **City of Monmouth**

Description

The city should continue its work with regional and state agencies to seek Community Development Assistance Program (CDAP) and HOME funding for its ongoing housing rehabilitation program to assist low and moderate income families make improvements to their homes. In addition, the city should consider utilizing TIF funds to set up a revolving loan fund for housing rehabilitation purposes. The city should also consider establishing a rental rehabilitation program to make low-interest loan funds available to landlords to make improvements to rental units throughout the community, including the second floors of under-utilized downtown buildings.

Timeframe

Years One through Five - January 1, 2007 through December 31, 2011 and ongoing.

H2 **Action** **Establish and Maintain an Ongoing Homebuyer Assistance Program**

Sponsor: **City of Monmouth**

Description

The city should apply for yearly funding from the Illinois Housing Development Authority (IHDA) to establish a homebuyer assistance program that would assist low and moderate income families achieve homeownership. The city may want to consider utilizing a regional agency with prior experience in administering such a program, like the Western Illinois Regional Council, to assist in the process. The homebuyer assistance program should contain components that provide both down payment and rehabilitation assistance.

Timeframe

Years One through Five - January 1, 2007 through December 31, 2011 and ongoing.

H3 **Action** **Utilize Economic Development Incentives to Stimulate the Construction of a Variety of Single and Multiple-Family Housing Options**

Sponsor: **City of Monmouth**

H3

Description

The city should consider the use of Tax Increment Financing and Enterprise Zone incentives to attract both affordable and middle and upper priced single and multiple-family residential developments. TIF funding could be used to pay for necessary public infrastructure improvements, such as water and sewer line extensions and road and sidewalk construction for such developments. Enterprise Zone incentives could be used to provide property tax abatements and sales tax exemptions to make the Monmouth community more attractive for the development of such projects.

Timeframe

Years One through Five - January 1, 2007 through December 31, 2011 and ongoing.

H4

Action **Establish and Maintain an Acquisition and Demolition Program**

Sponsor: **City of Monmouth**

Description

Monmouth should review and continue on an ongoing basis its acquisition and demolition program to rid the community of unsightly, vacant and dilapidated structures. Funds should be set aside annually in the budget process to provide sufficient funding to establish and maintain such a program. After demolition is completed, land should be sold and the proceeds from such sales should be deposited in a revolving fund for future acquisition of demolition projects.

Timeframe

Years One through Five - January 1, 2007 through December 31, 2011 and ongoing.

H5

Action **Establish and Maintain a Rental Housing Inspection Program**

Sponsor: **City of Monmouth**

Description

The city should establish a rental housing inspection program so that all rental housing units in the community are inspected at least once in every three year period. Monmouth, like other college communities, has an unusally high percentage of rental housing units. Many of these units are located in traditional single family owner-occupied residential neighborhoods. Oftentimes, due to the high turnover of residents, these units suffer from over-utilization and are not maintained at the same level of the owner-occupied units nearby. The city should consider hiring a rental inspector within the Building and Zoning Department to periodically inspect these units to ensure they are maintained at an acceptable standard. The city should adopt appropriate housing and property maintenance codes as an enforcement tool for the rental housing inspector.

Timeframe

Years One through Five - January 1, 2007 through December 31, 2011 and ongoing.

H6

Action **Review, Revise and Update Zoning and Building Codes**

Sponsor: **City of Monmouth**

Description

Monmouth should plan to review, revise, and update the city's zoning and building codes to ensure consistency with the comprehensive planning process. Such codes should be restrictive enough to safeguard residential neighborhoods, but

should not be so restrictive that they prevent or discourage the orderly growth of the community. Zoning regulations should always be consistent with the goals, objectives, recommendations and policies of

Timeframe

Years One through Two - January 1, 2007 through December 31, 2008.

Land Use

The efficient and productive use of land is the overall land use goal established by the comprehensive planning process. Specific objectives relative to this overall land use goal are as follows:

- **Pursue land use and planning strategies that provide for orderly growth in the planning area.**
- **Encourage growth and development that is consistent with the comprehensive plan.**

The development strategy, including actions and timeframes, to accomplish the overall land use goal and specific objectives, is as follows:

LU1 **Action** **Update and Revise Zoning and Subdivision Regulations to Reflect the Land Use Goals, Objectives and Policies of the Comprehensive Plan**

Sponsor: **City of Monmouth**

Description

The city should consider hiring an outside consultant to review and update its zoning and subdivision regulations to ensure consistency with the new comprehensive plan. The city may want to consider combining its subdivision and zoning regulations into a Unified Development Code that includes administrative procedures; site design, improvement and infrastructure design standards; zoning regulations; and development standards. By doing so, all land use regulations are in an easy-to-use and well-defined document that is understandable to both the general public and potential developers.

Timeframe

Years Two and Three - January 1, 2008 through December 31, 2009 and ongoing.

LU2 **Action** **Expand Monmouth Planning Commission Membership**

Sponsor: **City of Monmouth**

Description

The Mayor and County Board Chairperson should confer and agree on additional members for the Monmouth Planning Commission to represent the interest of the persons residing and owning property in the 1.5 mile extraterritorial planning area. It should be important to both the city and the county that the future growth in this area be consistent with the Monmouth Comprehensive Plan because such growth will most likely result in the extension of the city services and the future annexation of the property to the city. The city should also review the membership of the Planning Commission to ensure appropriate representation from all segments of the population within the community.

Timeframe

Year One - January 1, 2007 through December 31, 2007.

LU3 **Action** **Update and Expand Sign Regulations**

Sponsor: **City of Monmouth**

LU3 ***Description***

The Monmouth Planning Commission should review existing sign regulations and make appropriate updates in order to control visual clutter in the community. Signage should be kept at a minimum because of its negative impact on public and private property. The city may want to consider seeking assistance from either the public or private organizations to complete this endeavor. Private consultants and regional planning organizations have the necessary knowledge and experience to design sign regulations that reduce visual clutter but are not so restrictive as to hinder and discourage commercial development.

Timeframe

Year Two - January 1, 2008 through December 31, 2008.

Aesthetics and Beautification

Maintaining, enhancing and promoting the natural and aesthetic qualities of Monmouth is the overall beautification goal established as a result of the comprehensive planning process. Specific objectives relative to this overall goal are as follows:

- **Enhancement of the downtown and town entryways with beautification projects.**
- **Solve the problem of unsightly buildings in Monmouth to increase the physical attractiveness of the community.**

The following actions and timeframes are proposed in order to accomplish the overall goal and specific objectives:

AB1 **Action** **Expand an Adopt-a-Street Program**

Sponsor: **City of Monmouth**

Description

The city should work with local service organizations, Monmouth College student organizations and the public school system to solicit volunteers for an expanded Adopt a Street Program. Clean-up activities should be conducted along all major streets in the community at least once per month to control the accumulation of unsightly litter. Participants should be recognized by the posting of small signs along the streets and by a year-end awards dinner, luncheon or picnic sponsored by the Mayor and City Council.

Timeframe

Years One through Five - January 1, 2007 through December 31, 2011 and ongoing.

AB2 **Action** **Establish and Maintain a Tree Planting and Maintenance Program**

Sponsor: **City of Monmouth**

Description

The city should consider joining the Tree City USA Program and should allocate local funds and seek state and federal grants to establish and maintain a street tree planting program. The city should also consider hiring a municipal arborist at least on a part-time basis to care for existing and newly planted street trees to ensure their continued health and vitality.

Timeframe

Years One through Five - January 1, 2007 through December 31, 2011 and ongoing.

AB3 **Action** **Establish and Maintain Gateways to the Community**

Sponsor: **City of Monmouth**

AB3 ***Description***

Gateways provide the first and possibly lasting impression for visitors to a community. Gateways should include aesthetically pleasing welcome signage and landscaping at the entrances to the city along such major thoroughfares as Routes 67, 35 and 164. The city should improve and maintain gateways at all major entrances to the community using a central theme such as its historical "Maple City" designation. Welcome signage should be incorporated into low monument type brick structures surrounded by trees, shrubs and flowers.

Timeframe

Years One through Five - January 1, 2007 through December 31, 2011 and ongoing.

AB4 **Action** **Downtown Beautification and Renovation**

Sponsor: **City of Monmouth**

Description

The city should continue utilizing Tax Increment Financing (TIF) funding for making aesthetically pleasing streetscape improvements in the downtown area (also included under economic development strategy). Installation of "period" lighting, landscaping, signage, sidewalks and other improvements following a central "theme" should be continued and expanded. The city should also consider using TIF funds to continue and expand a building improvement program in the central business district. Low or no interest loans should be available for property owners to complete interior renovations and facade improvements, including the installation of appropriate signage and awnings.

Historic Preservation

The preservation and restoration of historically significant structures in Monmouth is the overall historic preservation comprehensive planning goal established by the planning committee. In order to accomplish this goal, the following specific objective was formulated:

➤ **Develop a plan to promote the preservation of the city's historic structures.**

In order to accomplish the overall goal and specific objective, the following actions and timeframes should be considered and implemented.

HP1 **Action** **Establish an Historic Preservation Committee**

Sponsor: **City of Monmouth**

Description

The city should appoint an Historic Preservation Committee whose function is to develop an ordinance to protect and preserve the historically significant structures in the community. The committee should seek technical and financial assistance from state and federal agencies and programs, such as the Illinois Historic Preservation Agency and the Illinois Main Street Program, to complete this action.

Timeframe

Year One - January 1, 2007 through December 31, 2007.

HP2 **Action** **Develop an Historic Preservation Ordinance**

Sponsor: **City of Monmouth**

HP2 ***Description***

An historic preservation ordinance should be adopted by the City Council that defines those structures in the community with characteristics that are historically significant and establishes a legal framework whereby the properties are protected by adequate building codes and zoning regulations. All variances to the ordinance should be determined by the Historic Preservation Committee after a public hearing process.

Timeframe

Year Two - January 1, 2008 through December 31, 2008 and ongoing.

Parks and Recreation

Providing a vibrant park system and adequate recreational opportunities for all Monmouth residents is the overall goal established by the comprehensive planning process. In order to accomplish this goal, the planning committee determined the following specific objectives:

- **Make parks more appealing to community residents.**
- **Enhance and improve recreational activities within the community.**
- **Establish greenways and green buffers throughout the community.**

Proposed development strategies to accomplish the overall goal and specific objectives are as follows:

PR1 **Action** **Citizens Lake Park Improvements**

Sponsor: **City of Monmouth**

Description

The city received a grant from the Illinois Department of Transportation in 2006 to construct a pedestrian/bike bridge over US Route 67/34 to Citizens Park. The city should expand the project by seeking additional funding from the Illinois Department of Natural Resources to construct a pedestrian/bike path around Citizens Lake and for other improvements in the park, including the construction of restroom facilities and the placement of park benches and picnic tables along the path.

Timeframe

Years Two and Three - January 1, 2008 through December 31, 2009 and ongoing.

PR2 **Action** **Neighborhood and Community Park Improvements**

Sponsors: **City of Monmouth and Monmouth Park District**

Description

The city should work with the Monmouth Park District to make improvements in neighborhood parks. The city and park district should apply for funding from the Illinois Department of Natural Resources for such improvements as drinking water and restroom facilities, park benches and picnic tables, and playground equipment. The city and park district should also take the necessary steps to ensure that all parks are accessible to those with special needs.

Timeframe

Years Three and Four - January 1, 2009 through December 31, 2010 and ongoing.

PR3 **Action** **Utilize Economic Development Incentives to Attract Recreation and Entertainment Businesses to Monmouth**

Sponsor: **City of Monmouth**

PR3 ***Description***

The city's Economic Development Department (see economic development strategy) should provide financial incentives and technical assistance to recreational and entertainment businesses wishing to expand or locate in Monmouth. Targeted businesses should include a movie theater complex, arcade and bowling alley, indoor archery, miniature golf, and other youth and family-oriented entertainment and recreational activities.

Timeframe

Years One through Five - January 1, 2007 through December 31, 2011 and ongoing.

PR4 **Action** **Establish Greenways and Green Buffers Throughout the Community**

Sponsor: **City of Monmouth**

Description

The city should develop greenways and green buffers along major thoroughfares, including the installation of landscaped medians at intersections and other areas where space is available. The city should also plant trees along the street right-of-way where space is available and where the trees are not in conflict with existing underground and overhead utilities. The city should also work with the park district to complete tree planting and landscaping projects in neighborhood parks.

Timeframe

Years One through Five - January 1, 2007 through December 31, 2011 and ongoing.

Public Safety

Creating and maintaining a safe environment for all Monmouth residents is the overall public safety goal established as a result of the planning process. In order to accomplish this overall goal, the following specific objective was formulated:

➤ **Promote and expand public safety efforts.**

The following actions and timeframes should be considered and implemented in order to accomplish the stated goal and objective:

PS1 **Action** **Prepare and Maintain an Emergency Preparedness Plan**

Sponsor: **City of Monmouth**

Description

The city and county should work together to create and maintain an emergency preparedness plan so that public safety agencies are ready for natural and man-made disasters. The plan should be reviewed on an annual basis and should be comprehensively updated at least once every three years. Public safety agencies should review the plan annually to ensure that they are prepared to complete their assigned duties when such a disaster occurs and that they are not duplicating services provided by another city, county or state agency or organization.

Timeframe

Years One through Five - January 1, 2007 through December 31, 2011 and ongoing.

PS2 **Action** **Maintain and Update Emergency Response Equipment & Facilities**

Sponsor: **City of Monmouth**

PS2 ***Description***

The city and county should seek federal and state funding to replace and upgrade equipment and facilities. Funds are annually available from the Department of Homeland Security for equipment upgrades and low interest loan funds are also available from several federal and state agencies for the construction of facilities. The city and county should consider constructing a joint public safety building to house the Monmouth police and fire departments and the county jail and sheriff's office.

Timeframe

Years One through Five - January 1, 2007 through December 31, 2011 and ongoing.

PS3 **Action** **Upgrade Water Mains in Residential and Commercial Neighborhoods**

Sponsor: **City of Monmouth**

Description

According to an engineering study completed in 2004, the size and condition of public water mains in several areas of Monmouth are inadequate for fire flow purposes. The city should develop an ongoing program using both local and state funds to replace all water mains that have insufficient pressure for fire protection.

Timeframe

Years One through Five - January 1, 2007 through December 31, 2011 and ongoing if necessary.

Public Infrastructure

Maintaining and improving the functionality of the local infrastructure is the overall public infrastructure goal established by the planning process. In order to accomplish this goal, the following objectives were selected:

- **Develop and maintain high-quality water, sanitary and storm sewer systems throughout Monmouth.**
- **Maintain a high quality road and sidewalk system.**
- **Develop Monmouth's technological infrastructure.**

In order to accomplish the overall goal and specific objectives, the following actions and timeframes should be considered and implemented:

PI1 **Action** **Create and Maintain a Capital Improvement Planning Process**

Sponsor: **City of Monmouth**

Description

City staff or a hired consultant should work with the City Council and Mayor to develop an ongoing capital improvement planning process. The plan should be reviewed annually and updated at a minimum of every five years. As a part of the capital improvement planning process, Monmouth should develop a program that replaces deteriorated subsurface infrastructure prior to replacing or repairing road surfaces.

Timeframe

Years One though Five - January 1, 2007 through December 31, 2011.

PI2 **Action** **Water System Improvements**

Sponsor: **City of Monmouth**

Description

Using information from the capital improvement planning process, the city should continue to make improvements to

PI2 its water storage and distribution system. Replacement of badly deteriorated and undersized water mains should be a top priority in order to ensure adequate water pressure for fire protection and industrial development purposes. Construction of a new water tower to serve the north industrial area should also be a top priority.

Timeframe

Years One through Five - January 1, 2007 through December 31, 2011 and ongoing.

PI3 **Action** **Sewer Treatment Plant Improvements**

Sponsor: **City of Monmouth**

Description

The city should centralize the treatment of raw sewage at its north plant and should strive to abandon its south plant. The city should seek financial assistance from the Economic Development Administration, Environmental Protection Agency and the Illinois Department of Commerce and Economic Opportunity to complete the project.

Timeframe

Years One through Two - January 1, 2007 through December 31, 2008.

PI4 **Action** **Separate the Storm Sewer and Sanitary Sewer Collection System**

Sponsor: **City of Monmouth**

Description

Several years ago the city started a comprehensive project to separate the combined storm and sanitary sewer collection system. The city received several federal and state grants to begin the process, with a very large project being completed along the South Main Street corridor. It is important for the city to complete this process in those areas of the community where combined sanitary and storm sewers still exist in order to eliminate health and safety issues related to backup of raw sewage in basements and crawlspaces and overflow of raw sewage from manholes during periods of heavy rainfall.

Timeframe

Years One through Five - January 1, 2007 through December 31, 2011 and ongoing.

PI5 **Action** **Create and Maintain a Comprehensive Sidewalk Construction and Replacement Program**

Sponsor: **City of Monmouth**

Description

Monmouth should develop a comprehensive sidewalk improvement program that will replace existing deteriorated sidewalk and construct new sidewalk along streets where sidewalk currently does not exist. As a cost saving measure, the city should consider the option of constructing new or replacing existing sidewalk on only one side of the street along local or neighborhood streets and on both sides of the street along major thoroughfares.

Timeframe

Years One through Five - January 1, 2007 through December 31, 2011 and ongoing.

PI6 **Action** **Maintain a Comprehensive Road Repair and Replacement Program**

Sponsor: **City of Monmouth**

PI6

Description

The city should utilize the capital improvement program planning process to continue a multi-year road resurfacing and repair program. The city undertook a major road resurfacing program several years ago which resulted in a road network that is in relatively good condition. The city must continue to allocate funding in the future to maintain the surface quality of the community's road network.

Timeframe

Years One through Five - January 1, 2007 through December 31, 2011.

PI7

Action **Develop and Maintain a Comprehensive Geographic Information System**

Sponsors: **City of Monmouth and Warren County**

Description

The city and county should jointly develop and maintain a Geographic Information System (GIS). GIS is a computerized mapping and data management system that can be used for a variety of purposes relative to such areas as comprehensive planning and zoning, capital improvement planning, economic development and public infrastructure maintenance. GIS should be developed in concert with other public and private organizations in the county to ensure that it is compatible with their needs.

Timeframe

Years One through Five - January 1, 2007 through December 31, 2011 and ongoing.

Transportation

Providing a safe and efficient transportation system for Monmouth residents is the overall goal determined by the comprehensive planning process. In order to accomplish this goal, the following specific objectives were established:

- **Develop and maintain an efficient transportation system that serves the needs of the residents, business and industry.**
- **Make public transportation available to all residents.**

The following actions and timeframes should be considered and implemented by the city in order to accomplish the overall goal and objectives:

T1

Action **Reduce On-street Parking Around Monmouth College**

Sponsors: **City of Monmouth and Monmouth College**

Description

The city and Monmouth College should jointly work on a parking plan to consolidate parking in lots adjacent to or on campus. The goal of the plan should be to substantially reduce the level of on-street parking that adds congestion to the single-family neighborhoods surrounding the college.

Timeframe

Years One through Three - January 1, 2007 through December 31, 2009.

T2

Action **Complete Routes 34 and 67 Four Lane Highway Improvements**

Sponsors: **Illinois Department of Transportation and City of Monmouth**

Description

The city and the Illinois Department of Transportation should work with area

T2 legislators to seek both federal and state funding to complete the four-lane highway improvements on Route 34 between Monmouth and Gulfport and Route 67 between Milan and Alton. Upgrading Routes 34 and 67 to four-lane limited access highways will provide the road network needed to attract and retain business and industry to Monmouth and Warren County.

Timeframe

Years One through Five - January 1, 2007 through December 31, 2011 and ongoing.

T3 **Action** **Expand the Availability of Public Transportation**

Sponsors: **City of Monmouth and Warren County**

Description

The city and county should seek additional federal and state funding to expand public transportation options in Monmouth and Warren County. The federal Section 5311 Operating Assistance Program and the State of Illinois Downstate Operating Assistance Program could be used to offset a portion of the cost of such a system. Public transportation options may include a fixed route bus system for Monmouth and expanded options may include a fixed route bus system for Monmouth and expanded demand response and/or modified fixed route service for rural Warren County.

Timeframe

Years Two through Five - January 1, 2008 through December 31, 2011 and ongoing.

T4 **Action** **Develop and Implement a Road Improvement Plan**

T4 **Sponsor:** **City of Monmouth**

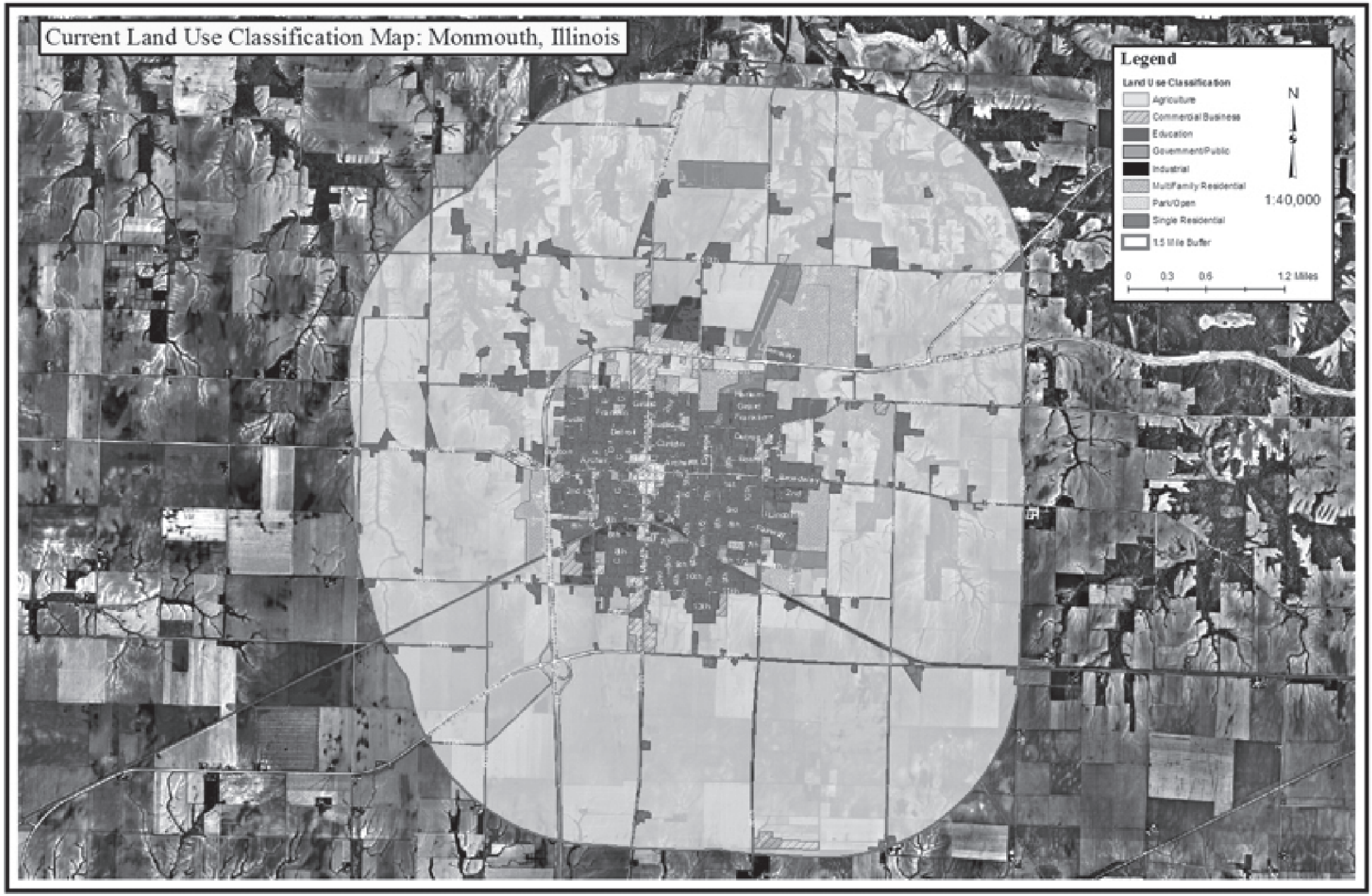
Description

The city should develop and implement a five-year road improvement plan to better direct available resources to those areas of the community most in need of such improvements (see public infrastructure strategy). Resources should be directed to those streets in the community that currently serve or are planned as major arterial streets (see street classification map). Improvements should be made to local or neighborhood streets only after improvements have been made to major streets and as resources become available.

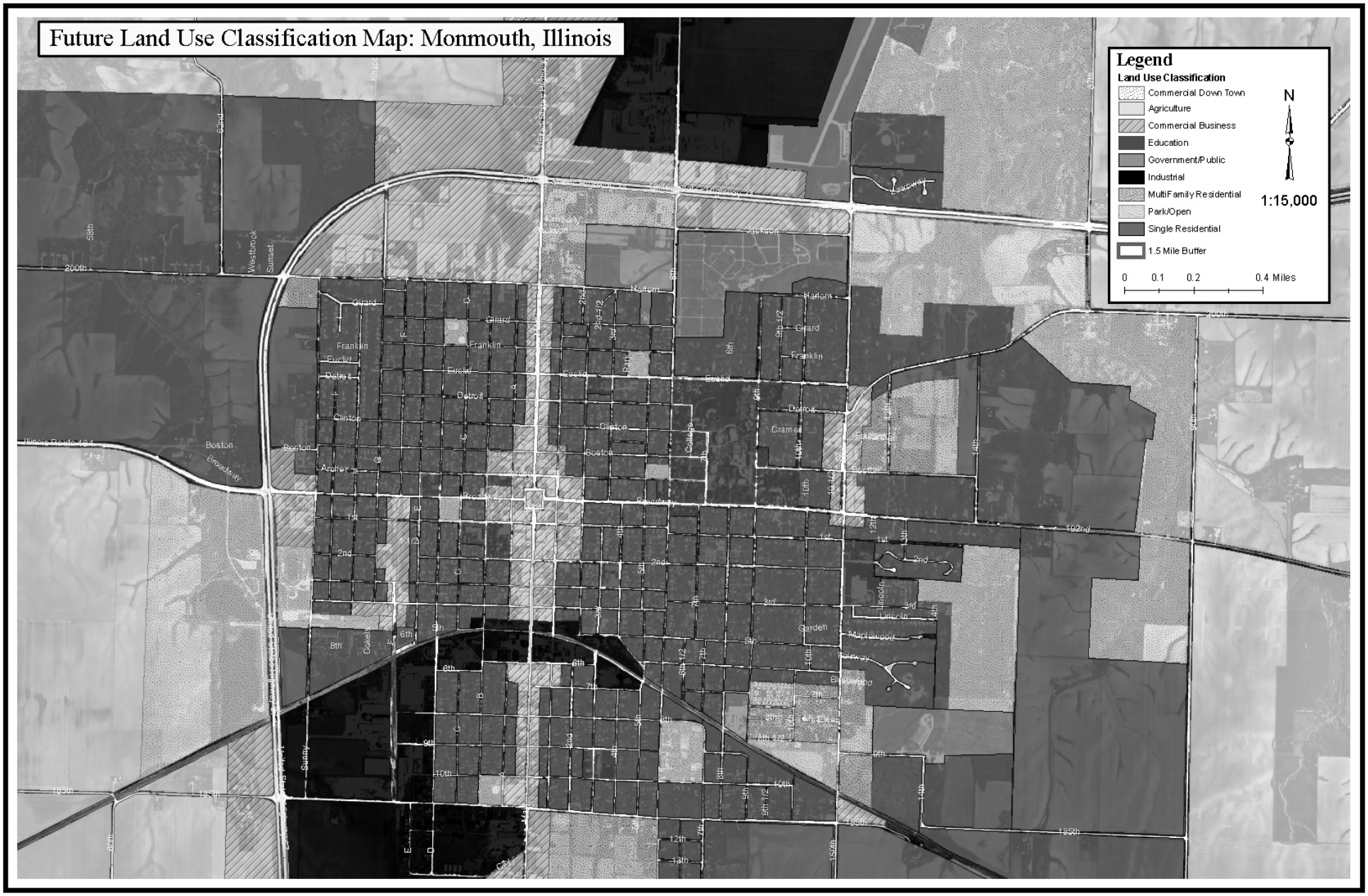
Timeframe

Years One though Five - January 1, 2007 through December 31, 2011 and ongoing.

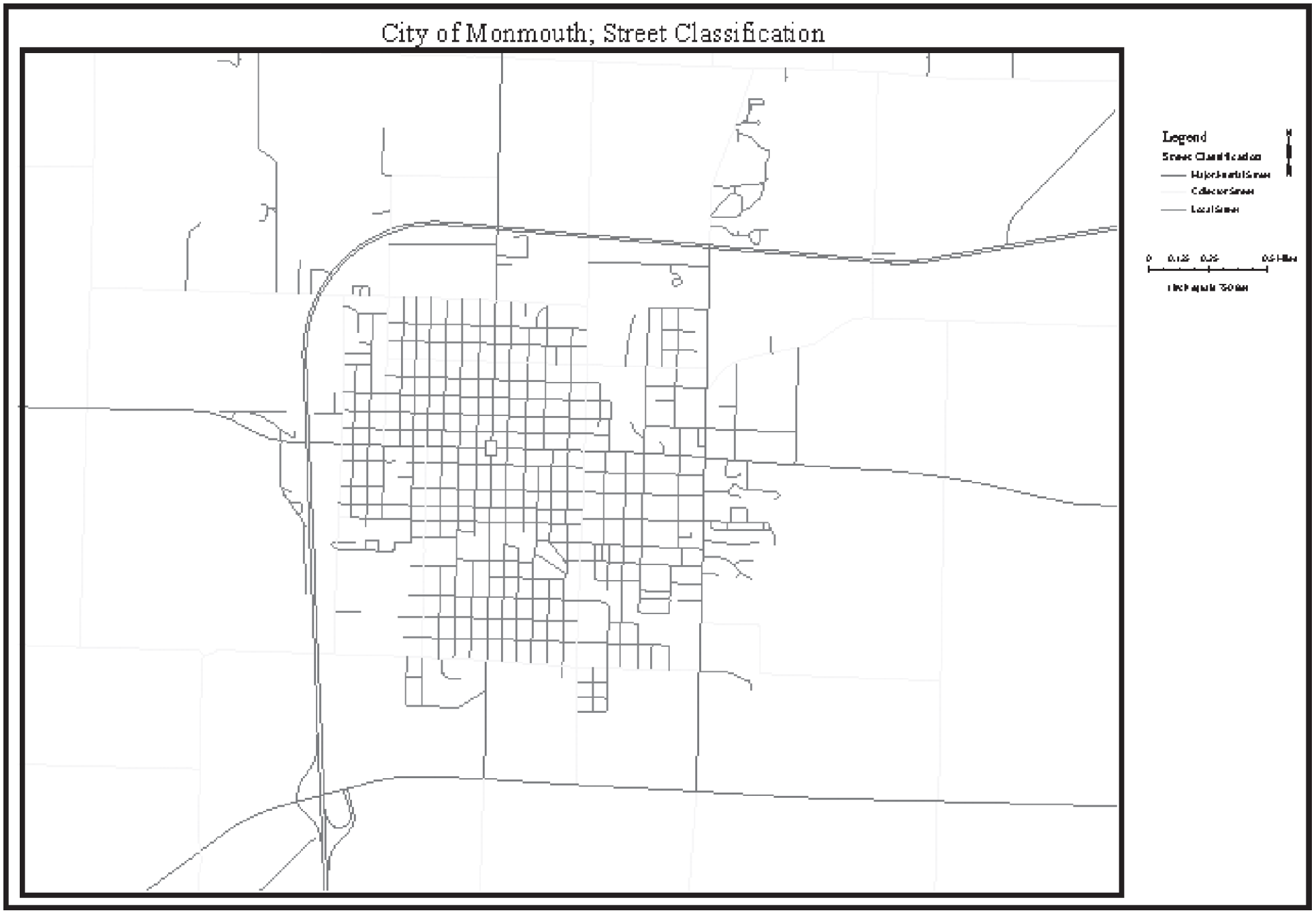
Current Land Use Classification Map: Monmouth Illinois



Future Land Use Classification Map: Monmouth Illinois



City of Monmouth: Street Classification



Summary

Monmouth will need to take several steps in order to achieve the goals, objectives and development strategies detailed in the comprehensive plan. First, the Plan Commission must hold public hearings prior to recommending the plan to the City Council for formal adoption. Once the public has had a chance to comment on the plan, the Plan Commission should recommend that the City Council formally adopt it. Once adopted by the City Council, the 2007 Monmouth Comprehensive Plan will be the official policy guide for new development. Thereafter, city staff and commissions should refer to the document during their review and consideration of future proposals.

The ideas presented in the comprehensive plan are conceptual yet directive. However, the plan is not regulatory. To insure that local ordinances coincide with the direction of the plan, Monmouth should review all appropriate local regulations. The city may find changes need to be made to the zoning and subdivision ordinances, or that the creation of new regulations will be necessary in order to meet certain recommendations found within the plan.

Future needs of Monmouth have been considered in relation to several topics including, but not limited to, economic development, land use, infrastructure and demographics. The plan is based on current and projected information and over time, some of the assumptions may change. It is the responsibility of the city to review the plan on an annual basis and to update the plan at least once every five years.

MONMOUTH COMMUNITY SURVEY
2005 Comprehensive Planning Process

Dear Monmouth Resident:

The Western Illinois Regional Council (WIRC) has been hired by the City of Monmouth to assist in the formulation of a new comprehensive plan for the community. A comprehensive plan serves as a policy guide for decisions by local officials that affect growth and development over the next 15 to 20 years. As part of the planning process, we are seeking citizen input on a variety of issues that are vital in maintaining a vibrant and healthy community over the next several decades.

As a citizen of Monmouth, your participation is a crucial component of the planning process. You can provide insight into problems that need to be addressed and divergent viewpoints that are important to the plan's success. Participation is imperative if the comprehensive plan is going to reflect the values and desires of the community. Citizens offer a valuable resource by identifying issues that the city council and staff may overlook, and provide insight about past problems and issues that need to be addressed by the community now and in the future.

We are asking for your assistance in determining the strengths and weaknesses of the Monmouth community. By determining the community's strong and weak points, emerging needs and opportunities for the future can be identified. Please answer the survey questions on the following pages and return to the Western Illinois Regional Council in the postage paid enclosed envelope.

You have been selected on a random basis as a survey recipient. Approximately 20 percent of Monmouth households are receiving this survey by mail. If you have friends or relatives living in Monmouth that have not received the survey by mail and would like to participate, blank surveys are also available at City Hall.

Please return the survey in the enclosed envelope to the Western Illinois Regional Council, 223 South Randolph Street, Macomb, Illinois 61455 by March 15, 2005. Completed surveys can also be dropped off at the Monmouth City Hall between 8:00 AM and 4:30 PM, Monday through Friday.

Thank you.

General Development

What priority do you think the city should assign to road corridor design and construction strategies when it comes to investing public funds? (Please fill in the circle next to your answer.)

Strategy

1. Landscaping along roadsides and medians
   - O Top priority
   - O Medium priority
   - O Low priority
   - O Don't invest
   - O Neutral/don't know

2. Striped bicycle lanes with accompanying signs
   - O Top priority
   - O Medium priority
   - O Low priority
   - O Don't invest
   - O Neutral/don't know

3. Buffering sidewalks from roads with landscaping and/or grass medians
   - O Top priority
   - O Medium priority
   - O Low priority
   - O Don't invest
   - O Neutral/don't know

4. Using textured pavement or brick surface on crosswalks
   - O Top priority
   - O Medium priority
   - O Low priority
   - O Don't invest
   - O Neutral/don't know

5. Construct sidewalks where necessary to fill gaps between existing sidewalk links
   - O Top priority
   - O Medium priority
   - O Low priority
   - O Don't invest
   - O Neutral/don't know

6. Construct sidewalks and/or trails to major destination points such as parks, schools, business districts and shopping centers
   - O Top priority
   - O Medium priority
   - O Low priority
   - O Don't invest
   - O Neutral/don't know

What priority do you think the city should assign to these land development and building design strategies when it comes to investing public funds and working with developers?

7. Locate parking to the side or rear of buildings
   - O Top priority
   - O Medium priority
   - O Low priority
   - O Don't invest
   - O Neutral/don't know

8. Utilize trees or other landscape materials to separate walkways from parking areas
   - O Top priority
   - O Medium priority
   - O Low priority
   - O Don't invest
   - O Neutral/don't know

9. Placement of bicycle racks near buildings
   - O Top priority
   - O Medium priority
   - O Low priority
   - O Don't invest
   - O Neutral/don't know

10. Mixed-use developments: Allow apartments in upper floors of downtown businesses
    - O Top priority
    - O Medium priority
    - O Low priority
    - O Don't invest
    - O Neutral/don't know

11. Provide landscaped common areas as public gathering space
    - O Top priority
    - O Medium priority
    - O Low priority
    - O Don't invest
    - O Neutral/don't know

12. Parking lot design that includes pedestrian amenities such as textured or brick walkways, lighting and landscape buffering
    - O Top priority
    - O Medium priority
    - O Low priority
    - O Don't invest
    - O Neutral/don't know

Other ideas or comments on general development in Monmouth: _____

_____

_____

Community Participation

The statements in this section gather information on your opinion about community participation. Community participation within Monmouth is vital in maintaining a vibrant healthy community. Fill in the circle that best describes your opinion.

13. There are sufficient opportunities for ***citizens to participate in decisions*** being made by our local government

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

14. Individual citizens and groups in Monmouth work ***together*** to get things done for our community

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

15. ***Citizen participation*** in Monmouth is high

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

16. Individual citizens have an ***important*** *role* in contributing toward health and stability in the community

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

17. ***You personally can make a difference*** by contributing your ideas, skills, etc., to your community

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

18. You would be prepared to ***volunteer*** to help others in the community

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

19. You would be prepared to ***serve*** on a community committee or ***participate*** in the planning for the future of Monmouth

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

The Environment

The questions in this section have been designed to gather information based on your perceptions of the various environmental issues affecting Monmouth.

20. The quality of our ***environment*** should be a higher priority to local officials

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

21. Improving the quality of our ***community drinking water*** should be an important environmental policy in Monmouth

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

22. ***Reducing waste*** by individual households should be an important environmental priority in Monmouth

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

The Environment (Continued)

23. Our community should be considering ***alternate means of generating energy*** for use in home, businesses and/or community.
    - O Strongly disagree
    - O Disagree
    - O Neutral
    - O Agree
    - O Strongly agree
    - O Do not know

24. ***Managing growth and development*** more effectively should be an important environmental priority in Monmouth.
    - O Strongly disagree
    - O Disagree
    - O Neutral
    - O Agree
    - O Strongly agree
    - O Do not know

25. Protecting and preserving more ***historic buildings*** should be an important environmental priority in Monmouth.
    - O Strongly disagree
    - O Disagree
    - O Neutral
    - O Agree
    - O Strongly agree
    - O Do not know

26. Increasing ***community recycling efforts*** should be an important environmental priority in Monmouth.
    - O Strongly disagree
    - O Disagree
    - O Neutral
    - O Agree
    - O Strongly agree
    - O Do not know

27. Reducing the ***loss of agricultural land*** should be an important environmental priority in Monmouth.
    - O Strongly disagree
    - O Disagree
    - O Neutral
    - O Agree
    - O Strongly agree
    - O Do not know

28. Using **land** more ***efficiently*** should be an important environmental policy in Monmouth.
    - O Strongly disagree
    - O Disagree
    - O Neutral
    - O Agree
    - O Strongly agree
    - O Do not know

29. Improving ***waste disposal*** should be an important environmental priority in our community.
    - O Strongly disagree
    - O Disagree
    - O Neutral
    - O Agree
    - O Strongly agree
    - O Do not know

30. Improving community efforts to ***encourage energy conservation*** should be an important environmental priority in Monmouth.
    - O Strongly disagree
    - O Disagree
    - O Neutral
    - O Agree
    - O Strongly agree
    - O Do not know

Housing, Safety and Personal Security, and Community Perceptions

The questions in this section gather information about your perceptions of housing, safety and personal security in Monmouth, as well as how you feel about Monmouth as a community.

Housing Services

31. How ***long*** have your lived at your present residence?
    - O Less than a year
    - O 1-5 years
    - O 5-10 years
    - O 10 or more years

32. Are you generally satisfied with the ***structural quality*** of the buildings in your neighborhood?
    - O Yes
    - O No

33. Are you generally satisfied with the ***aesthetic quality*** of the buildings in your neighborhood?
    - O Yes
    - O No

34. Are you generally satisfied with the ***location*** of your home, relative to places that you frequent, such as your place of work, the grocery store, etc.?
    - O Yes
    - O No

35. How far do you travel to work?

    _____miles

Housing, Safety and Personal Security, and Community Perceptions (Continued)

Safety, Personal Security

36. Compared to two years ago, would you say that ***crime*** in Monmouth has:
    - O Increased
    - O Same
    - O Decreased
    - O Do not know

37. How safe do you feel ***walking alone*** in Monmouth after dark?
    - O Very unsafe
    - O A little safe
    - O Safe
    - O Very safe

38. Please rate your satisfaction with the ***police protection*** provided in Monmouth
    - O Very poor
    - O Somewhat unsatisfactory
    - O About average
    - O Very satisfactory
    - O Superior
    - O Do not know

39. Please rate your satisfaction with the ***fire protection*** provided in Monmouth
    - O Very poor
    - O Somewhat unsatisfactory
    - O About average
    - O Very satisfactory
    - O Superior
    - O Do not know

40. Please rate your satisfaction with the ***ambulance protection*** provided in Monmouth
    - O Very poor
    - O Somewhat unsatisfactory
    - O About average
    - O Very satisfactory
    - O Superior
    - O Do not know

Community Services

41. Please rate your satisfaction with the ***planning/zoning services*** in Monmouth
    - O Very Poor
    - O Somewhat unsatisfactory
    - O About average
    - O Very satisfactory
    - O Superior
    - O Do not know

42. Please rate your satisfaction with the ***water treatment and distribution system*** provided in Monmouth.
    - O Very poor
    - O Somewhat unsatisfactory
    - O About average
    - O Very satisfactory
    - O Superior
    - O Do not know

43. Please rate your satisfaction with the ***wastewater collection and treatment system*** in Monmouth.
    - O Very poor
    - O Somewhat unsatisfactory
    - O About average
    - O Very satisfactory
    - O Superior
    - O Do not know

44. Please rate your satisfaction with ***street maintenance*** in Monmouth.
    - O Very poor
    - O Somewhat unsatisfactory
    - O About average
    - O Very satisfactory
    - O Superior
    - O Do not know

45. Please rate your satisfaction with ***garbage collection service*** in Monmouth.
    - O Very poor
    - O Somewhat unsatisfactory
    - O About average
    - O Very satisfactory
    - O Superior
    - O Do not know

46. Please rate your satisfaction with the ***city's administrative services***.
    - O Very poor
    - O Somewhat unsatisfactory
    - O About average
    - O Very satisfactory
    - O Superior
    - O Do not know

47. Rate the level of adequate ***before and after school programs*** in Monmouth
    - O Very poor
    - O Somewhat unsatisfactory
    - O About average
    - O Very satisfactory
    - O Superior
    - O Do not know

Housing, Safety and Personal Security, and Community Perceptions (Continued)

Community Services

48. Rate the ***level*** of adequate day care services in Monmouth

- O Very poor
- O Somewhat unsatisfactory
- O About average
- O Very satisfactory
- O Superior
- O Do not know

49. Rate the level of adequate ***recreation programs for children*** (ages 1-9) in Monmouth.

- O Very poor
- O Somewhat unsatisfactory
- O About average
- O Very satisfactory
- O Superior
- O Do not know

50. Rate the level of adequate ***recreation programs for youth*** (ages 10-18) in Monmouth.

- O Very poor
- O Somewhat unsatisfactory
- O About average
- O Very satisfactory
- O Superior
- O Do not know

51. Rate the level of adequate ***recreation programs for adults*** in Monmouth.

- O Very poor
- O Somewhat unsatisfactory
- O About average
- O Very satisfactory
- O Superior
- O Do not know

52. Rate the level of adequate ***recreation programs for seniors*** in Monmouth.

- O Very poor
- O Somewhat unsatisfactory
- O About average
- O Very satisfactory
- O Superior
- O Do not know

53. Rate the level of adequate ***recreation facilities*** in Monmouth.

- O Very poor
- O Somewhat unsatisfactory
- O About average
- O Very satisfactory
- O Superior
- O Do not know

54. Rate the level of ***adequate housing for seniors*** in Monmouth.

- O Very poor
- O Somewhat unsatisfactory
- O About average
- O Very satisfactory
- O Superior
- O Do not know

55. Rate the level of adequate ***housing for single parents*** in Monmouth.

- O Very poor
- O Somewhat unsatisfactory
- O About average
- O Very satisfactory
- O Superior
- O Do not know

56. Rate the quality of ***elementary education programs*** in Monmouth, including before and after school programs.

- O Very poor
- O Somewhat unsatisfactory
- O About average
- O Very satisfactory
- O Superior
- O Do not know

57. Rate the quality of ***day care*** services in Monmouth.

- O Very poor
- O Somewhat unsatisfactory
- O About average
- O Very satisfactory
- O Superior
- O Do not know

58. Rate the quality of ***secondary education programs*** in Monmouth.

- O Very poor
- O Somewhat unsatisfactory
- O About average
- O Very satisfactory
- O Superior
- O Do not know

59. Rate the quality of ***education programs for those with special needs*** in Monmouth.

- O Very poor
- O Somewhat unsatisfactory
- O About average
- O Very satisfactory
- O Superior
- O Do not know

60. Rate the quality of ***adult education programs*** in Monmouth.

- O Very poor
- O Somewhat unsatisfactory
- O About average
- O Very satisfactory
- O Superior
- O Do not know

61. Rate the quality of educational programs geared to the ***needs of local employers***.

- O Very poor
- O Somewhat unsatisfactory
- O About average
- O Very satisfactory
- O Superior
- O Do not know

62. Rate the quality of educational programs geared to ***provide the skills new businesses*** could be seeking in Monmouth.

- O Very poor
- O Somewhat unsatisfactory
- O About average
- O Very satisfactory
- O Superior
- O Do not know

63. Rate the variety of ***activities and entertainment for youth*** in Monmouth.

- O Very poor
- O Somewhat unsatisfactory
- O About average
- O Very satisfactory
- O Superior
- O Do not know

64. Rate the variety of ***activities and entertainment for adults*** in Monmouth.

- O Very poor
- O Somewhat unsatisfactory
- O About average
- O Very satisfactory
- O Superior
- O Do not know

65. Rate the variety of ***activities and entertainment for seniors*** in Monmouth.

- O Very poor
- O Somewhat unsatisfactory
- O About average
- O Very satisfactory
- O Superior
- O Do not know

66. ***Monmouth's City Council*** is effective in representing the interests of my community.

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

Job Services

67. There are adequate ***employment opportunities*** in Monmouth.

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

68. There are adequate ***training opportunities*** in our community to upgrade skills to obtain employment/better-paying employment.

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

69. There are adequate ***employment opportunities for young*** people in Monmouth.

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

Quality of Life/Sense of Community

70. There is a strong ***community pride*** in Monmouth.

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

71. The people in Monmouth are ***friendly towards one another.***

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

Housing, Safety and Personal Security, and Community Perceptions (Continued)

Quality of Life/Sense of Community

72. The people in Monmouth are ***friendly towards visitors*** in the area.

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

73. Our community is a great place to ***raise children.***

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

74. Our community is ***prepared to deal with external challenges*** that may seem beyond its control such as Maytag and other plants closing.

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

Commercial/Business Development

75. Our local businesses are ***committed*** to Monmouth and its future.

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

76. Monmouth is using innovative approaches to ***attract new commercial businesses***.

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

77. Monmouth is using innovative approaches to ***attract new industry***.

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

78. Our community is using innovative approaches to ***encourage the expansion of existing local businesses.***

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

79. Our community is using innovative approaches to ***encourage residents to purchase goods and services locally***.

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

Community Development

80. The City Council has implemented adequate ***development controls*** to maintain and improve the quality and character of our community.

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

81. ***Road surfaces*** in our community are in good condition.

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

82. Monmouth has a good ***solid waste*** management program (collection of garbage and care and control of waste stream).

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

83. Monmouth has a good ***recycling program.***

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

84. Monmouth has adequate ***welfare/social services*** programs.

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

85. Monmouth has an adequate ***public park*** system.

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

86. Monmouth actively maintains good ***recreation facilities*** within our area.

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

Downtown Monmouth _____

87. On average, how often do you go downtown?

- O More than once a week
- O About once a week
- O 1-2 times a month
- O A few times a year
- O Do not know

How would you rate downtown Monmouth for each of the following?

88. Attractiveness of stores and storefronts

- O Excellent
- O Good
- O Average
- O Fair
- O Poor
- O Do not know

89. Parking convenience for customers

- O Excellent
- O Good
- O Average
- O Fair
- O Poor
- O Do not know

90. Cleanliness of streets, sidewalks, lots

- O Excellent
- O Good
- O Average
- O Fair
- O Poor
- O Do not know

91. Traffic flow

- O Excellent
- O Good
- O Average
- O Fair
- O Poor
- O Do not know

92. Shopping hours

- O Excellent
- O Good
- O Average
- O Fair
- O Poor
- O Do not know

93. Promotions, special events, festivals

- O Excellent
- O Good
- O Average
- O Fair
- O Poor
- O Do not know

94. Safety/crime rate

- O Excellent
- O Good
- O Average
- O Fair
- O Poor
- O Do not know

95. Quality of goods and services

- O Excellent
- O Good
- O Average
- O Fair
- O Poor
- O Do not know

96. Cost of goods and services

- O Excellent
- O Good
- O Average
- O Fair
- O Poor
- O Do not know

97. Variety of goods and services

- O Excellent
- O Good
- O Average
- O Fair
- O Poor
- O Do not know

98. Customer service

- O Excellent
- O Good
- O Average
- O Fair
- O Poor
- O Do not know

How important are the following factors in attracting you and your household members to downtown Monmouth?

99. Evening hours

- O Very important
- O Important
- O Somewhat important
- O Not important at all
- O Do not know

100. More restaurants

- O Very important
- O Important
- O Somewhat important
- O Not important at all
- O Do not know

101. Improved customer service

- O Very important
- O Important
- O Somewhat important
- O Not important at all
- O Do not know

102. More retail shops

- O Very important
- O Important
- O Somewhat important
- O Not important at all
- O Do not know

103. More events/festivals

- O Very important
- O Important
- O Somewhat important
- O Not important at all
- O Do not know

104. Increased parking

- O Very important
- O Important
- O Somewhat important
- O Not important at all
- O Do not know

105. Lower prices, more sales

- O Very important
- O Important
- O Somewhat important
- O Not important at all
- O Do not know

106. Cleanliness/beautification

- O Very important
- O Important
- O Somewhat important
- O Not important at all
- O Do not know

107. Longer weekend hours

- O Very important
- O Important
- O Somewhat important
- O Not important at all
- O Do not know

Telecommunications/Media

108. ***Cable service*** in Monmouth is sufficient.

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

109. Monmouth provides its citizens with good, unbiased ***newspaper*** media coverage.

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

110. The ***telecommunications infrastructure*** in Monmouth is good.

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

111. Monmouth has accessible and affordable ***internet service***.

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

112. Do you currently have internet access at home?

- O Yes
- O No

113. If you have internet access at home, what kind of connection do you have?

- O Dial-up
- O T1
- O DSL
- O Wireless
- O Other

114. Do you use the internet at work?

- O Yes
- O No

115. Do you use the library for internet access?

- O Yes
- O No

116. How many on-line purchases have you made in the last six months?

- O More than 15
- O Between 10 and 15
- O Between 5 and 9
- O Between 1 and 4
- O None, but I have made purchases on-line in the past
- O I never shop or make purchases on-line

General

117. There are human, physical or economic resources in our community that are being overlooked and underutilized.

- O Strongly disagree
- O Disagree
- O Neutral
- O Agree
- O Strongly agree
- O Do not know

List those human, physical or economic resources that are being overlooked and underutilized.

_____

_____

_____

_____

_____

_____

What are the two most important issues facing our community today that you would like to see improved?

1. _____

2. _____

List what you think are Monmouth's three (3) most desirable qualities.

1. _____

2. _____

3. _____

List what you think are Monmouth's three (3) most undesirable qualities.

1. _____

2. _____

3. _____

Are there any types of businesses that you would like to see ***more*** of in Monmouth? If so, please identify them.

_____

_____

_____

Are there any types of businesses that you think there are too ***many*** of in Monmouth? If so, please identify them.

_____

_____

_____

If more retail businesses were to be established in Monmouth, where should they be located?

_____

_____

_____

If more multi-family housing units were to be established, where should they be located?

_____

_____

_____

About You

The questions in this section gather information about you and will assist in the understanding of how people answered the questions in this survey. For example, by knowing the gender of respondents, one can quickly gather information on how each gender feels about local issues.

118. Are you:

- O Female
- O Male

119. How many people are in your household?

____ People

120. Please indicate YOUR age.

____ Years

121. What is YOUR current employment status? (Fill in one answer only)

- O Permanent full time
- O Permanent part time
- O Temporary full time
- O Temporary part time
- O Homemaker
- O Student
- O Unemployed
- O Retired
- O Other (specify)_____

122. What is YOUR present marital status?

- O Married
- O Single
- O Separated
- O Divorced
- O Widow/widower
- O Common law

123. Do you own an automobile?

- O Yes
- O No

124. If yes, how many automobiles are registered at your address?

____ Automobiles

125. What was your total household income this past year before taxes and deductions? (PLEASE NOTE: All questionnaires are anonymous; no one has any way of knowing who filled out each questionnaire.)

- O Less than $10,000
- O $10,000 to $14,999
- O $15,000 to $24,999
- O $25,000 to $34,999
- O $35,000 to $49,999
- O $50,000 to $74,999
- O $75,000 to $99,999
- O $100,000 to $149,000
- O $150,000 or more

126. What is the highest level of education YOU have completed?

- O Less than high school
- O Some high school
- O High school diploma
- O Some vocational/technical school
- O Vocational/technical school diploma
- O Some community college
- O Community college diploma/certificate
- O Some university
- O Bachelor's degree
- O Master's degree
- O Doctoral degree
- O Other (specify)_____

127. Is your residence?

- O Owned by you
- O Rented
- O Provided as part of employment
- O Co-op housing
- O Public housing
- O Other (specify)_____

128. How long do you expect to continue living in Monmouth? (A guess is sufficient.)

- O Less than 1 year
- O More than 1 year, but less than 5 years
- O More than 5 years, but less than 10 years
- O 10 years or more
- O Do not know

Thank you for completing this survey. Your input on the status of Monmouth is essential in ensuring successful improvement and growth in the community's future.