



City Council Meeting Agenda

Monday January 26, 2026

7:00pm

1. Call To Order, Pledge To The Flag, Roll Call

2. Public Participation

Please note this meeting will be held in person, at the Livingston Center, 224 E Livingston, and will also have remote participation available.

In-Person Participation: This is an opportunity for the public to provide public comment to the Presiding Officer. Those wishing to speak are required to sign in prior to commencement of the meeting and must address Council from the seat and table provided. The public comments must comply with Ordinance 2014-02 and be limited to 5 minutes or less

Remote Participation: This is an opportunity for the public to provide public comment to the Presiding Officer. The public comments must comply with Ordinance 2014-02 and be limited to 5 minutes or less. At this time, members of the public are able to attend public meetings by web conference, and to submit public comment by email, voicemail, or through web conference:

Email: rrt@cityofmonticello.net

Voicemail: 1-217-762-2583 Ext 22

Please join my meeting from your computer, tablet or smartphone.

[HTTPS://GLOBAL.GOTOMEETING.COM/JOIN/327185917](https://global.gotomeeting.com/join/327185917)

You can also dial in using your phone.

United States: [+1 \(646\) 749-3122](tel:+16467493122)

Access Code: 327-185-917

3. Consent Agenda - Approval Of Documents And Action Items As Listed:

3.1. Claims Report (Claims January 13, 2026 Through January 26, 2026)

Documents:

[CLAIMS 1.13.2026 THROUGH 1.26.2026.PDF](#)

3.2. Meeting Minutes – City Council Meeting Minutes January 12, 2026; Planning And Zoning Meeting Minutes September 15, 2025

Documents:

[CITY COUNCIL MEETING MINUTES 1.12.2026.PDF](#)
[09.15.2025 PLANNING AND ZONING BOARD MEETING MINUTES.PDF](#)

3.3. Treasurer Report – October 2025, November 2025

Documents:

[TREASURERS REPORT 10.31.2025.PDF](#)
[TREASURERS REPORT 11.30.2025.PDF](#)

4. Mayor's Report

5. Old Business

6. New Business

6.1. Ordinance 2026-12: An Ordinance Granting A Variance Reducing A Rear-Yard Setback At 811 Tyler Ct., Monticello, Illinois

Documents:

[TYLER CT 811 -CC MEMO.PDF](#)
[TYLER CT 811 - ORDINANCE 2026-12.PDF](#)
[SITE EXHIBIT.PDF](#)
[VICINITY MAP 811 TYLER CT.PDF](#)
[MOTION APPROVED - 811 TYLER CT.PDF](#)
[PUBLIC HEARING NOTICE - TYLER CT 811.PDF](#)

6.2. Ordinance 2026-13: An Ordinance Granting A Variance Reducing A Front-Yard Setback At 703 E. Grant St., Monticello, Illinois

Documents:

[GRANT 703 E - CC MEMO.PDF](#)
[GRANT 703 E - ORDINANCE 2026-13.PDF](#)
[VICINITY MAP.PDF](#)
[MOTION APPROVED - 703 GRANT.PDF](#)
[PUBLIC HEARING NOTICE - GRANT 703 E.PDF](#)

6.3. Resolution 2026-14: A Resolution Of The City Of Monticello In Support Of The Illinois America250 Commemoration

Documents:

[RESOLUTION 2026-14 CC MEMO SUPPORT ILLINOIS AMERICA250 COMMISSION.PDF](#)
[RESOLUTION 2026-14 SUPPORT ILLINOIS AMERICA 250 COMMISSION.PDF](#)

6.4. Ordinance 2026-15: An Ordinance Authorizing The City Of Monticello To Borrow Funds And To Execute And Issue A Promissory Note Of The City And Associated Documents

Documents:

[ORDINANCE 2026-15 CC MEMO EXECUTING PROMISSORY NOTE.PDF](#)
[ORDINANCE 2026-15 AN ORDINANCE AUTHORIZING THE CITY OF MONTICELLO TO BORROW FUNDS AND TO.PDF](#)
[EXHIBIT A TO ORDINANCE.PDF](#)

6.5. Ordinance 2026-16: An Ordinance Declaring Surplus Property And Authorizing The Purchase Of Property

Documents:

[ORDINANCE 2026-16 CC MEMO SURPLUS PROPERTY AND PURCHASE OF PROPERTY.PDF](#)
[ORDINANCE 2026-16 DECLARING SURPLUS PROPERTY AND PURCHASE OF PROPERTY.PDF](#)

6.6. Ordinance 2026-17: An Ordinance Declaring Surplus Property And Authorizing The Purchase Of Property

Documents:

[ORDINANCE 2026-17 CC MEMO SURPLUS PROPERTY AND PURCHASE OF PROPERTY.PDF](#)
[ORDINANCE 2026-17 DECLARING SURPLUS PROPERTY AND PURCHASE OF PROPERTY.PDF](#)

7. Alderman's Reports

8. Police Chief's Report

9. City Administrator's Report

10. City Council Meeting Adjournment

Report Criteria:

Invoices with totals above \$0.00 included.
 Paid and unpaid invoices included.

Vendor Name	Description	Net Invoice Amount	Amount Paid	GL Account Number
GENERAL FUND				
ADMINISTRATION				
CARDMEMBER SERVICE	UNIFORM - JAG	172.08	.00	01-51134-00
QUADIENT LEASNG USA INC	POSTAGE METER LEASE	198.24	.00	01-51144-00
CARASOFT TECHNOLOGY CORP	MICROSTATION SUBSCRIPTION	5,270.00	.00	01-51145-00
CARDMEMBER SERVICE	ADMIN OFFICE SUPPLIES	195.05	.00	01-51164-00
INTEGRATED PEST MANAGEMENT	PEST CONTROL/MUN.BLDG	40.00	.00	01-51171-01
INTEGRATED PEST MANAGEMENT	PEST CONTROL - AQUATIC CENTER	85.00	.00	01-51171-01
AREA-WIDE TECHNOLOGIES	NETWORK MONTHLY MAINT.	539.99	.00	01-51171-03
AREA-WIDE TECHNOLOGIES	MONTHLY MAINTENANCE	480.00	.00	01-51171-04
INTEGRATED PEST MANAGEMENT	PEST CONTROL LC	65.00	.00	01-51171-07
ANCEL GLINK P.C.	LEGAL FEES	1,297.89	.00	01-51172-01
BLANK WESSELINK COOK & ASSOCIATES	SAGE FIELDS PLAN/STORM WATER REVIEW	945.00	.00	01-51172-03
AREA-WIDE TECHNOLOGIES	COMPUTER SUPPORT	150.00	.00	01-51172-04
FLORA LITTLE LEAGUE	DONATION - WALLY UTLEY	100.00	.00	01-51172-04
KELLY'S ACCOUNTING SERVICE INC	TREASURER DUTIES	400.00	.00	01-51172-04
VERIZON WIRELESS	GIS	39.52	.00	01-51172-04
TOUCHTONE COMMUNICATIONS	LONG DISTANCE	17.25	.00	01-51173-00
AMEREN IP	GAS CHARGES	144.88	.00	01-51175-00
MANSFIELD POWER & GAS LLC	GAS SERVICE	125.08	.00	01-51175-00
AMEREN IP	GAS CHARGES	164.59	.00	01-51175-01
MANSFIELD POWER & GAS LLC	GAS SERVICE	159.00	.00	01-51175-01
MONTICELLO CITY UTILITY SERV	WATER/L.C.	74.49	.00	01-51175-01
CARDMEMBER SERVICE	HOLIDAY PARTY	1,125.22	.00	01-51176-00
CARDMEMBER SERVICE	CD TRAINING	564.95	.00	01-51177-00
FIREPROOF GARAGE LLC	RECURRING CHARGES	150.00	.00	01-51177-02
FITNESS PREMIER	RECURRING FEES	150.00	.00	01-51177-02
Total ADMINISTRATION:		12,653.23	.00	
POLICE				
CARDMEMBER SERVICE	POLICE UNIFORMS	1,616.39	.00	01-51334-00
RAY O'HERRON	NAME BAR - JORDAN	24.26	.00	01-51334-00
RAY O'HERRON	UNIFORM - JORDAN	47.45	.00	01-51334-00
RAY O'HERRON	UNIFORM - JORDAN	366.39	.00	01-51334-00
CARDMEMBER SERVICE	POLICE SUPPLIES	497.98	.00	01-51364-00
INTEGRATED PEST MANAGEMENT	PEST CONTROL POLICE	40.00	.00	01-51371-01
INTEGRATED PEST MANAGEMENT	PEST CONTROL POLICE GARAGE	75.00	.00	01-51371-01
CARDMEMBER SERVICE	SQUAD CAR MAINT.	179.80	.00	01-51371-02
WICKED WRENCH AUTO REPAIR	BRAKE PADS	238.00	.00	01-51371-02
AREA-WIDE TECHNOLOGIES	NETWORK MONTHLY MAINT.	283.60	.00	01-51371-03
AREA-WIDE TECHNOLOGIES	MONTHLY MAINTENANCE	140.00	.00	01-51371-04
CARDMEMBER SERVICE	IACP MEMBERSHIP	270.00	.00	01-51372-06
MID-STATES ORGANIZED CRIME INFO CENTER	MEMBERSHIP RENEWAL	100.00	.00	01-51372-06
MONTICELLO ROTARY CLUB	MEMBERSHIP/CHIEF	225.00	.00	01-51372-06
AMEREN IP	GAS CHARGES	213.33	.00	01-51375-00
MANSFIELD POWER & GAS LLC	GAS SERVICE	670.96	.00	01-51375-00
MANSFIELD POWER & GAS LLC	GAS SERVICE	242.05	.00	01-51375-00
MONTICELLO CITY UTILITY SERV	WATER/POIICE	43.16	.00	01-51375-00
Total POLICE:		5,273.37	.00	
FIRE				
AIR ONE EQUIPMENT INC	ROOF LADDER	1,080.00	.00	01-51443-00

Vendor Name	Description	Net Invoice Amount	Amount Paid	GL Account Number
TYLER TECHNOLOGIES INC	FIRE SUITE	1,995.00	.00	01-51471-03
AREA-WIDE TECHNOLOGIES	MONTHLY MAINTENANCE	30.00	.00	01-51471-04
AREA-WIDE TECHNOLOGIES	NETWORK MONTHLY MAINT.	56.00	.00	01-51471-04
IL FIREFIGHTERS ASSOC INC	FIRE DEPT DUES	125.00	.00	01-51472-04
Total FIRE:		3,286.00	.00	
PUBLIC WORKS				
JOHN DEERE FINANCIAL	PRIMER/CLEANER	61.07	.00	01-51543-00
WELDSTAR COMPANY	WELDING SUPPLIES	85.60	.00	01-51543-00
PREMIER COOPERATIVE INC	DIESEL FUEL	667.62	.00	01-51561-00
PREMIER COOPERATIVE INC	DIESEL FUEL	1,141.20	.00	01-51561-00
PREMIER COOPERATIVE INC	FUEL	952.74	.00	01-51561-00
CARDMEMBER SERVICE	SIDEWALK SALT	168.84	.00	01-51562-00
MACON COUNTY HIGHWAY DEPARTMENT	STREET SALT	19,839.77	.00	01-51562-00
SCHWARZE FARMS INC	SALT HAULING	1,962.00	.00	01-51562-00
CARDMEMBER SERVICE	PW SUPPLIES	1,178.74	.00	01-51564-00
NIEMANN FOODS INC	PARADE CANDY	112.62	.00	01-51564-00
CARDMEMBER SERVICE	PW BLDG SUPPLIES	199.80	.00	01-51571-01
INTEGRATED PEST MANAGEMENT	PEST CONTROL - PW	48.00	.00	01-51571-01
INTEGRATED PEST MANAGEMENT	PEST CONTROL - PW	48.00	.00	01-51571-01
CARDMEMBER SERVICE	VEHC MAINT	187.19	.00	01-51571-02
NAPIERS MOBILE SERVICE LLC	VEHICLE REPAIRS	1,536.00	.00	01-51571-02
AREA-WIDE TECHNOLOGIES	MONTHLY MAINTENANCE	40.00	.00	01-51571-04
AREA-WIDE TECHNOLOGIES	NETWORK MONTHLY MAINT.	84.00	.00	01-51571-04
HOLT SUPPLY CO	PVC REDUCER	39.02	.00	01-51571-06
REPUBLIC SERVICES INC	MUNICIPAL WASTE	882.71	.00	01-51572-07
MONTICELLO CITY UTILITY SERV	WATER/PW	15.16	.00	01-51575-00
MONTICELLO CITY UTILITY SERV	WATER/PW	89.32	.00	01-51575-00
MONTICELLO CITY UTILITY SERV	WATER/PW	28.33	.00	01-51575-00
Total PUBLIC WORKS:		29,367.73	.00	
RECREATION				
AREA-WIDE TECHNOLOGIES	MONTHLY MAINTENANCE	40.00	.00	01-51671-04
AREA-WIDE TECHNOLOGIES	NETWORK MONTHLY MAINT.	56.00	.00	01-51671-04
INTEGRATED PEST MANAGEMENT	PEST CONTROL - REC BLDG	85.00	.00	01-51671-08
INTEGRATED PEST MANAGEMENT	PEST CONTROL - ALLERTON	85.00	.00	01-51675-03
MONTICELLO CITY UTILITY SERV	WATER/RANGE	15.16	.00	01-51675-03
MONTICELLO CITY UTILITY SERV	WATER WILKIE COMPLEX	15.16	.00	01-51675-04
CARDMEMBER SERVICE	BASEBALL SUPPLIES	701.96	.00	01-51678-04
SHEPPARD, MARC	JFL TEAM SNAP ACCOUNT	87.94	.00	01-51678-11
MONTICELLO CHAMBER OF COMMERCE	SENIOR PROGRAMS CHAMBER BUCKS	500.00	.00	01-51678-17
Total RECREATION:		1,586.22	.00	
AQUATIC CENTER/POOL				
AMEREN IP	ELECTRIC/GAS	309.02	.00	01-51775-00
AMEREN IP	ELECTRIC SERVICE	72.18	.00	01-51775-00
Total AQUATIC CENTER/POOL:		381.20	.00	
CAPITAL IMPROVEMENTS DEPT				
FRINK, LUCAS	DRONE FLIGHT	100.00	.00	01-51880-83
Total CAPITAL IMPROVEMENTS DEPT:		100.00	.00	

Vendor Name	Description	Net Invoice Amount	Amount Paid	GL Account Number
Total GENERAL FUND:		52,647.75	.00	
WATER WORKS				
WATER WORKS				
BRENNTAG MID-SOUTH INC	CREDIT	600.00-	.00	02-52162-01
BRENNTAG MID-SOUTH INC	CHLORINE	1,954.00	.00	02-52162-01
BRENNTAG MID-SOUTH INC	CREDIT	100.00-	.00	02-52162-03
BRENNTAG MID-SOUTH INC	HYDRO ACID	345.25	.00	02-52162-03
WATER SOLUTIONS UNLIMITED	PHOSPHATE	1,524.52	.00	02-52162-04
FASPRINT	DOOR HANGERS	177.86	.00	02-52164-00
AREA-WIDE TECHNOLOGIES	MONTHLY MAINTENANCE	65.00	.00	02-52171-04
AREA-WIDE TECHNOLOGIES	NETWORK MONTHLY MAINT.	56.00	.00	02-52171-04
IMCO UTILITY SUPPLY CO	WATER SUPPLIES	1,074.67	.00	02-52171-08
MIDWEST METER INC	PARTS FOR GENERAL CABLE	118.00	.00	02-52171-08
JULIE INC	JULIE MESSAGES ANNUAL	703.88	.00	02-52172-04
CARDMEMBER SERVICE	SHIPPING	47.67	.00	02-52172-05
KEY LABORATORY SERVICES INC	WATER TESTING	36.00	.00	02-52172-05
KEY LABORATORY SERVICES INC	WATER TESTING	108.00	.00	02-52172-05
PACE ANALYTICAL SERVICES LLC	WATER TESTING	87.50	.00	02-52172-05
PACE ANALYTICAL SERVICES LLC	WATER TESTING	35.00	.00	02-52172-05
AMEREN IP	GAS CHARGES	455.26	.00	02-52175-00
CARDMEMBER SERVICE	WATER TRAINING	634.76	.00	02-52177-00
Total WATER WORKS:		6,723.37	.00	
Total WATER WORKS:		6,723.37	.00	
SANITATION				
SANITATION				
HAWKINS INC	CONTAINERS	40.00	.00	04-54762-00
BLUE CARDINAL CHEMICAL LLC	MELT DEICER	277.50	.00	04-54764-00
FASPRINT	DOOR HANGERS	177.87	.00	04-54764-00
U S A BLUE BOOK	MANHOLE COVER	41.95	.00	04-54764-00
U S A BLUE BOOK	WWTP SUPPLIES	921.12	.00	04-54764-00
U S A BLUE BOOK	DEONINZED WATER	18.55	.00	04-54764-00
WALKER TIRE & EXHAUST	TIRES	918.00	.00	04-54771-02
OMNISITE	DUCKY LIFT STATION WIRELESS SERVICE	620.00	.00	04-54771-03
AREA-WIDE TECHNOLOGIES	MONTHLY MAINTENANCE	75.00	.00	04-54771-05
AREA-WIDE TECHNOLOGIES	NETWORK MONTHLY MAINT.	56.00	.00	04-54771-05
EUROFINS ENVIRO TESTING N CENTRAL LLC	SEMI-ANNUAL PERMIT TESTING	421.00	.00	04-54772-04
JULIE INC	JULIE MESSAGES ANNUAL	703.87	.00	04-54772-04
MONTICELLO CITY UTILITY SERV	WATER/WWTP	13.33	.00	04-54775-00
MONTICELLO CITY UTILITY SERV	WATER/WWTP	11.66	.00	04-54775-00
CARDMEMBER SERVICE	WWTP TRAINING	380.00	.00	04-54777-00
HARRIS COMPANIES INC	LABOR FOR GENERATOR INSTALL	13,285.33	.00	04-54780-18
Total SANITATION:		17,961.18	.00	
Total SANITATION:		17,961.18	.00	
MOTOR FUEL TAX				
EXPENDITURES				
ESCA CONSULTANTS INC	ALT 4A ACCESS	795.19	.00	05-55173-12
Total EXPENDITURES:		795.19	.00	
Total MOTOR FUEL TAX:		795.19	.00	

Vendor Name	Description	Net Invoice Amount	Amount Paid	GL Account Number
BUSINESS DISTRICT FUND				
FILIPPO'S PIZZA & ITALIAN FOOD CORP	BUILDING IMPROVEMENT GRANT	10,000.00	.00	12-57172-02
Total :		10,000.00	.00	
Total BUSINESS DISTRICT FUND:		10,000.00	.00	
Grand Totals:		88,127.49	.00	

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

MONTICELLO CITY COUNCIL

January 12, 2026

Mayor Stoner called the meeting to order and led the Council in the Pledge of Allegiance. Alderman Burris then led the Council in prayer. Roll call was taken by the City Clerk.

Roll Call:

Present: CARY, WOODHAM, LIVELY, BROADRICK, KOON, BURRIS

Absent: REED, YOON

Also Present: Terry Summers, City Administrator; Maura Metcalf, Finance/HR; Callie McFarland, Director of Community Development; Chief Rob Bross, MPD; Chief John Rupkey, MFRD

A motion was made by Alderman Woodham, seconded by Alderman Burris, to approve Alderman Reed to participate remotely. The motion passed 6-0. However, Alderman Reed was unable to attend due to technical difficulties.

Public Participation:

No in-person or remote participation.

Letter read by City Clerk: City of Monticello, My name is Emmanuel Torres and I'm writing to express my concerns revolving the flock cameras which the city plans to spend \$10,000 on according to the payment approval report, GL account number 01-51380-10. One of the problems with these systems is that it's very easy to abuse, and then you only figure it out when something happens later. There are many instances of police officers using these "ALPR's, automatic license plate readers" (they do much more) to stalk their ex's or really anyone of interest without a legitimate reason. Of course, this can be done without a warrant, and there are little safeguards around such abuse. One such safeguard Flock has implemented is a "reason" box for why the search is being conducted and often will be populated with things like "investigation", "suspect", "ASDF", "donut" aka filler words to get the query to complete. Under reasonable standard in Fourth Amendment law, the Supreme Court explicitly rejected the argument that venturing into public eliminates Fourth Amendment protection. In Carpenter v. United States (2018) Chief Justice Roberts wrote that the government's access to 127 days of cell-site location data; tracking movements on public roads; achieved "near perfect surveillance, as if it has attached an ankle monitor to the phone's user." The court said "[a] person does not surrender all Fourth Amendment protection by venturing into the public sphere". There are court cases regarding all the false positives, system failures, all the innocent people that have been held at gunpoint because of these systems and the various stalking instances. This is not the world that I want to live in. I don't want to be watched everywhere that I go, and I don't think any other citizen would give up their right to privacy willingly. Everyday we edge closer to becoming like communist China. I am

not anti-police and I don't think all cops are bad. This is just a line that can't be crossed. And yes, this is different from a regular CCTV (CLOSED-circuit television) system that businesses can install on their properties or cameras homeowners install on their properties. Those are only viewable by the owners or managers with privileges. In order for law enforcement to have access to these cameras they would need to ask for permission or present a search warrant and I think this bit of friction by not having everything available all in one centralized place, all the time with AI going through it, and scanning so they can tell people's political affiliations based on the bumper stickers on their car (as an example) is the difference between an authoritative surveillance state and the United States with the Fourth Amendment and the freedoms that we supposedly tout. In summary, these systems are rife with issues that, once again, often only present themselves after the fact and I urge my fellow Monticello citizens to not let this town become a cog of the ever growing surveillance state. Thank you for your time and God bless. Warmly Emmanuel Torres.

Consent Agenda:

Claims Report (Claims dated December 9, 2025 through January 12, 2026)

Meeting Minutes – City Council Meeting Minutes December 8, 2025

Budget Report – November 2025

Police Report – December 2025

Fire Report – December 2025

A motion was made by Alderman Burris seconded by Alderman Broadrick, to approve the Consent Agenda items. The motion passed 6-0.

Mayor's Report:

Congratulations to the Green Door, which officially opened at 315 W. Washington Street (“The Red House”) this past weekend. Businesses and organizations are invited to attend the next Connect meeting on Monday, January 26th at 8:30am at the Livingston Center. The topic is “Marketing research for people who hate numbers.” The United States of America will commemorate its 250th anniversary on July 4, 2026. I have asked the City Administrator to place a resolution in support of the Illinois America 250 Commemoration on the agenda at the January 26th City Council meeting. We will plan to participate in the Statewide and National Reading of the Declaration of Independence on July 8, 2026, 250 years after it was first read to the people.

Old Business:

None

New Business:

Mayoral Appointments

Monticello Fire and Rescue Department, Fire Fighters – Addisson Oberheim and Gabriel Saez

A motion was made by Alderman Burris, seconded by Alderman Broadrick, to approve the mayoral appointments. The motion passed 6-0.

Chief Rupkey wanted to congratulate Chase Hammett for passing the IFSI Fire Academy and he is now a Champaign Fireman.

Mayoral Proclamation “February 1, 2026 as Mudpuppy Day”

Mayor Stoner read a Proclamation naming February 1, 2026 as Mudpuppy Day.

Ordinance 2026-01: An Ordinance Declaring Surplus Property and Authorizing the Purchase of Property

Terry Summers presented the following:

This ordinance provides for trading in our 2009 Ford F350 w/ Plow towards a 2025 Chevrolet 3500 from Rick Ridings. This fleet replacement was discussed and approved within the fiscal year 2026 budget. It is recommended that the City Council discuss and approve Ordinance 2026-01 as presented.

A motion was made by Alderman Koon, seconded by Alderman Broadrick, to approve Ordinance 2026-01. The motion passed 6-0.

Ordinance 2025-02: An Ordinance Amending Title X, Chapter 111 of the Monticello City Code of Ordinances Concerning Class A Liquor Licenses

Callie McFarland presented the following:

The Monticello Red Wheel Inc. closed mid-December upon sale of the property. The new owner has plans for an extensive remodel and will be reopening the location with a new restaurant and bar. The owner has requested a Class A liquor license to allow for the purchase of alcohol by the drink, as well as the purchase of alcohol in retail packaging for consumption off-site.

The City of Monticello currently has 6 Class A liquor licenses, and ordinance approval is required to create an additional liquor license.

Location: 803 Iron Horse Place, Monticello

Applicant: MAA Vision Inc. (dba pending)

Request: Class A Liquor License

Alderwoman Lively asked if the council had already approved a liquor license for the owners that purchase the old Hardee’s building? It was stated yes and that they are opening two businesses in the community. It was further discussed that Red Wheel had a liquor license prior and the new owners want to be able to sale package liquor at both locations. There was question about what business was going into the Hardee’s location, it was stated a liquor store and coffee shop.

A motion was made by Alderman Woodham, seconded by Alderman Cary, to approve Ordinance 2026-02. The motion passed 5-1.

Ordinance 2025-03: An Ordinance Approving a Redevelopment Agreement with the City of Monticello and The Tamed Mane Barber Co. for the property at 215 W. Washington Street

Callie McFarland presented the following:

The following is a submittal for the Spring, 2026 Monticello Building Improvement Grant Program. The Building Improvement Grant Review Committee met, discussed and recommended approval of the following project:

Applicant: The Tamed Mane Barber Co. (Owner)
215 W. Washington Street

Project Description:

The owner of the property would like to make the following Improvements:

-Front Door Replacement

-Foundation Repair

Estimated Construction Window: Spring, 2026

Estimated Project Cost: \$9,650.00

Recommended Reimbursement: 50% of project costs, up to \$4,825.00.

A motion was made by Alderman Cary, seconded by Alderman Broadrick, to approve Ordinance 2026-03. The motion passed 6-0.

Ordinance 2026-04: An Ordinance Approving a Redevelopment Agreement with the City of Monticello and Heath Properties LLC for the property at 1056 S. Market Street

Callie McFarland presented the following:

The following is a submittal for the Spring, 2026 Monticello Building Improvement Grant Program. The Building Improvement Grant Review Committee met, discussed and recommended approval of the following project:

Applicant: Heath Properties LLC
Vacant Lot

Project Description:

The owner of the property would like to make the following Improvements:

-Construct a commercial building for a business use (Just Hamburgers)

Estimated Construction Window: 2026

Estimated Project Cost: \$684,723

Recommended Reimbursement: 50% of the total cost, up to \$10,000

Callie further mention that total project private investments are \$884, 692, if all of the redevelopment agreements presented to you tonight are approved the City public funds allocated would be just under \$62,000.

A motion was made by Alderman Cary, seconded by Alderman Broadrick, to approve Ordinance 2026-04. The motion passed 6-0.

Ordinance 2026-05: An Ordinance Approving a Redevelopment Agreement with the City of Monticello and Maa Blessing LLC for the property at 309 N. Market Street

Callie McFarland presented the following:

The following is a submittal for the Spring, 2026 Monticello Building Improvement Grant Program. The Building Improvement Grant Review Committee met, discussed and recommended approval of the following project:

Applicant: Maa Blessing, LLC (property owner)
309 N. Market Street

Project Description:

The owner of the property would like to make the following Improvements:

-Install an on-site security system prior to building remodeling

Estimated Construction Window: Spring, 2026

Estimated Project Cost: \$11,000.00

Recommended Reimbursement: 50% of the total cost, up to \$5,500.00

The owner was asked to give an update on the project, the owner stated they are moving forward after finally being able to find a construction company that was able to take on the remodel of the building. They are going to have a drive-through package liquor along with a coffee shop with pastries and donuts. They are hoping to be open in the beginning of April.

A motion was made by Alderman Koon, seconded by Alderman Broadrick, to approve Ordinance 2026-05. The motion passed 6-0.

Ordinance 2026-06: An Ordinance Approving a Redevelopment Agreement with the City of Monticello and Maa Verai LLC for the property at 803 Iron Horse Place

Callie McFarland presented the following:

The following is a submittal for the Spring, 2026 Monticello Building Improvement Grant Program. The Building Improvement Grant Review Committee met, discussed and recommended approval of the following project:

Applicant: Maa Verai, LLC (property owner)
803 Iron Horse Place

Project Description:

The owner of the property would like to make the following Improvements:

-Install an on-site security system prior to building remodeling

Estimated Construction Window: Spring, 2026

Estimated Project Cost: \$11,000.00

Recommended Reimbursement: 50% of the total cost, up to \$5,500.00

There was discussion about this type of improvement being part of the bylaws and that it is in accordance with the grant.

After further discussion a motion was made by Alderman Broadrick, seconded by Alderman Burriss, to approve Ordinance 2026-06. The motion passed 6-0.

Ordinance 2026-07: An Ordinance Approving a Redevelopment Agreement with the City of Monticello and Caliber Investments for the property at 1408 N. Market St

Callie McFarland presented the following:

The following is a submittal for the Spring, 2026 Monticello Building Improvement Grant Program. The Building Improvement Grant Review Committee met, discussed and recommended approval of the following project:

Applicant: Caliber Investments (property owner)
1408 N. Market St.

Project Description:

The owner of the property would like to make the following Improvements:

-Complete the interior remodel of the front space of the building, including framing, drywall and insulating existing exterior walls

-Constructing a breakroom, restroom, kitchenette

-New exterior doors, electrical and flooring

Estimated Construction Window: Spring, 2026

Estimated Project Cost: \$86,605.00

Recommended Reimbursement: 50% of the total cost, up to \$10,000.00

Alderwoman Lively ask what they were using the building? It was stated the owner has a HVAC company and has some ideas involving rec league and travel sports.

A motion was made by Alderman Woodham, seconded by Alderman Cary, to approve Ordinance 2026-07. The motion passed 6-0.

Ordinance 2026-08: An Ordinance Approving a Redevelopment Agreement with the City of Monticello and BRELM LLC for the property at 214 W. Washington St

Callie McFarland presented the following:

The following is a submittal for the Spring, 2026 Monticello Building Improvement Grant Program. The Building Improvement Grant Review Committee met, discussed and recommended approval of the following project:

Applicant: BRELM LLC (property owner)
214 W. Washington St.

Project Description: The owner of the property would like to make the following Improvements:

-Exterior Landscaping

Estimated Construction Window: Spring, 2026

Estimated Project Cost: \$6,380.45

Recommended Reimbursement: 50% of the total cost, up to \$3,191.00

After further discussion about the building, a motion was made by Alderman Koon, seconded by Alderman Burris, to approve the amended Ordinance 2026-08. The motion passed 6-0.

Ordinance 2026-09: An Ordinance Approving a Redevelopment Agreement with the City of Monticello and Filippo's Pizza and Italian Food Corp. for the property at 200 S. Market Street

Callie McFarland presented the following:

The following is a submittal for the Spring, 2026 Monticello Building Improvement Grant Program. The Building Improvement Grant Review Committee met, discussed and recommended approval of the following project:

Applicant: Filippo's Pizza and Italian Food Corp. (tenant)
200 S. Market Street

Project Description:

The owner of the property would like to make the following Improvements:

- Kitchen ceiling and wall panel removal and replacement with stainless steel
- New kitchen lighting
- Mop sink/grease trap removal and reinstall
- New shelving

Estimated Construction Window: Spring, 2026

Estimated Project Cost: \$36,604.00

Recommended Reimbursement: 50% of the total cost, up to \$10,000.00

A motion was made by Alderman Koon, seconded by Alderman Broadrick, to approve Ordinance 2026-09. The motion passed 6-0.

Ordinance 2026-10: An Ordinance Approving a Redevelopment Agreement with the City of Monticello GW & JM Family Properties LLC for the property at 215 S. Charter Street

Callie McFarland presented the following:

The following is a submittal for the Spring, 2026 Monticello Building Improvement Grant Program. The Building Improvement Grant Review Committee met, discussed and recommended approval of the following project:

Applicant: GW & JM Family Properties LLC (owner)
215 S. Charter Street

Project Description:

The owner of the property would like to make the following Improvements:

- Replace entrance door
- Improve Lighting
- Repaint walls and replace metal and ceiling of entrance

Estimated Construction Window: Spring, 2026

Estimated Project Cost: \$28,840.00

Recommended Reimbursement: 50% of the cost for door replacement (\$5,840.00) up to \$2,920.00.

A motion was made by Alderman Burris, seconded by Alderman Broadrick, to approve Ordinance 2026-10. The motion passed 6-0.

Ordinance 2026-11: An Ordinance Approving a Redevelopment Agreement with the City of Monticello Evlo Coffee Company for the property at 501 W. Bridge Street

Callie McFarland presented the following:

The following is a submittal for the Spring, 2026 Monticello Building Improvement Grant Program. The Building Improvement Grant Review Committee met, discussed and recommended approval of the following project:

Applicant: Evlo Coffee Company (tenant)
501 W. Bridge Street, Suite 505

Project Description:

The owner of the property would like to make the following Improvements:

- Renovate to fully ADA-Compliant restrooms
- Commercial Flooring
- Plumbing for kitchen, restrooms and espresso bar area
- Interior remodeling for seating area

Estimated Construction Window: Spring, 2026

Estimated Project Cost: \$32,888.17

Recommended Reimbursement: 50% of project costs, up to \$10,000.00.

After further discussion about the type of business and location, a motion was made by Alderman Cary, seconded by Alderman Woodham, to approve Ordinance 2026-11. The motion passed 6-0.

Aldermen Reports

Alderman Broadrick stated I just hope everybody had a wonderful holiday season.

Alderman Koon stated congratulations to the business development grants. They continue to be a big improvement to our town and it encourages investment. Just think about where we are now to where we were five or six years ago. Alderwoman Lively stated Callie has done a terrific job.

Police Chief's Report

Chief Bross reports that tomorrow evening, we'll have a presentation with the Lion's Club and next week we have part of our reunification meetings with ROE, our regional office. We have a presentation with the FBI next Thursday as well. Then in April we have our standard reunification drill with Decatur.

Fire Chief's Report

Chief Rupkey reviewed his monthly report and made a note of the amount of calls the department received in 2025 (520). In December we trained on doing knots, ropes and hoisting tools. We also did maintenance on our equipment and vehicles. We had a firefighter resigned last month and had two new

individuals be appointed. We were involved with the Christmas Parade last month as well and would like to thank everyone for their support this year.

City Administrator's Report

Terry Summers stated he hoped everyone had a happy holidays and new year. When we passed the FY 2026 budget on December 8th on December 9th the City received an email from Ameren Illinois Representative stating that they are projecting a 31 percent increase to the street lights beginning January of this year. Therefor when we do the appropriation ordinance, we will ask to increase the amount of it from \$80,000 to \$105,000. Municipal parking lot D the trash enclosure is almost complete, waiting for the brick façade to go up on the outside of the concrete walls, also the gate to be fabricated and installed. Then we still have to do the pavement marking parking stalls when weather permits, we will also be installing new signage as well.

City Council Meeting Adjournment

A motion was made by Alderman Burris, and seconded by Alderman Broadrick, to adjourn the meeting at 7:35pm.

Respectfully Submitted by:

Robin Throneburg
City Clerk

City of Monticello Planning and Zoning Board Meeting

September 15, 2025

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

ROLL CALL:

Present: Hawkins, Johnson, Beem, Spillman, Pontious, Riegel

Absent: Stone

Also Present: Jim Grabarczyk, Zoning Administrator

PUBLIC PARTICIPATION: There was no in-person or remote participation.

APPROVAL OF MEETING MINUTES:

A motion was made by Will Pontious, seconded by Shawn Spillman to approve the August 18, 2025 Planning & Zoning Board Meeting minutes. The motion passed with all present voting yes.

OLD BUSINESS:

None

NEW BUSINESS:

A motion was made by Michael Beem, seconded by Shaw Spillman to opened the Public Hearing at 7:02pm.

The Owner of 1215 Raymond Rd Monticello, IL is seeking Rezoning to I-1, General Industrial and a Conditional Use Permit allowing a ground mounted solar array on a parcel currently zoned B – Business.

Jim Grabarczyk gave an overview of the Rezoning and the Conditional Use Permit. Applicant – South Monticello Solar 1, LLC (Owner) is seeking Rezoning to I-1, General Industrial and a Conditional Use Permit allowing a ground mounted solar array on a parcel currently zoned B – Business at the property commonly known as 1215 Raymond Rd Monticello, IL. The City of Monticello Code of Ordinances section §153.017 (A) allows such a structure once a conditional use permit is issued.

Granting the Rezoning and Conditional Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the normal and orderly development and improvement of surrounding properties.

A vicinity map, aerial view of the property, a copy of the public notice, meeting motion, and agenda are included in this packet.

Supporting documents include an aerial view of the property and a copy of the public notice published in the Piatt County Journal Republican, and meeting motion.

Lindsay McIntrye a developer with SoulSource Power along with the Applicant Suzanne Wells were present for questions.

Board member Shawn Spillman asked if the cables were going to be buried 5ft below grade or 18 inches below grade? It was stated it would be around 18 inches. Shawn then asked if they're 18 inches below grade, they will need to be removed in deconstruction? It was stated yes as per the EMA agreement. Shawn had some discussion about monetary value per and post decommission, however the board was reminded that they are supposed to focus on use. With this type of question being address in the permitting phase.

City Clerk Robin Throneburg read the following letter: *They said they're going to plant pollinators among the solar panels and that would be fine except for all the weed seed out there. It will rain a few times and all that will be there is weeds. The mowings mentioned are a joke. Those weeds will need to be mowed very often to look decent. I was wondering if the city limits ordinance applies if it's rezoned? The noise was mentioned often on the internet and I don't remember that being brought up at the first meeting. They say at times it's very annoying so I would be interested in know how loud they are going to be. The question of how far is safe and healthy from panels varies. 1.86 and 1.2 miles are the longer ones while 1640ft. is mentioned too. The solar farms I've seen are well away from any residential area. I believe this is for a reason. My bedroom window is 224ft. from my property line so I would not be 100 yds from the panels. They say this is low level magnetism is not harmful but a few years ago magnetism from large overhead lines was deemed harmful with long term exposure. I think I'd rather be safe than sorry. I was told the city has to pass this or risk being sued by our governor. I don't know if this is true but even our sorry excuse for a governor can't believe a town Monticello's size needs a big solar farm in the city limits. I haven't found another town this size with a solar farm in the city limits and don't think I will. There are large cities and colleges that have panels in the limits like the U of I but they are not up against a residential area. Money is the common denominator here as usual. Rent money and tax dollars and the collateral damage doesn't seem to matter. I believe if this was happening to any of the board members here you would feel the way I do. My neighbor and myself are being pushed out of the way so that certain people can make more money. I heard there is a petition going around saying how this will benefit the local community. Wind and solar are part of the green movement and known for being the highest price way to produce energy. The one that's going to benefit most from this petition is the one holding it. My lawyer will be looking into this and hopefully will find something to fight with. I certainly think there is a conflict of interest at the very least. Tod Rogers, Marsha Herrington*

Mark Rowe was asking questions on behalf of parents that have property on the south side of the project. These are his/their concerns/questions:

The solar panels will be 20 feet tall and rotate to follow the sun, which would cast glare onto the backyard of their property. Even with the 7ft fence with privacy slats, that would not shield 20 ft solar panels. We are asking what assurances we will have that the glare from the solar panels would not impact my parent's property?

Justin Davis with J.P. Cratts & Company had the following questions:

They are wanting to remove trees on the south side of the property. I just want to make sure they're not wanting to remove trees from our property line due to water/wind erosion purposes, along with flooding issues?

Scott McFarland, he owns property next to proposed site and is a senior trustee for the Mid-Piatt

Fire Protection District he made the following statements:

- Mid-Piatt Fire Protection District last board meeting voted in opposition of this project.
- Mid-Piatt Fire currently runs 60% of the City's fire calls due to staffing issues.
- Mid-Piatt Fire will be the first two fire engines in guaranteed due to the fire station being on Raymond Rd.
- Mid-Piatt Fire is already overwhelmed with helping out other jurisdictions along with the Wind Farm in Deland without adding to it.
- There is usually on average one to two fires in that area already due to the railroad tracks and the trains using their brakes. If weeds get too high, we will not be able to stop the fire so it will be a complete loss of the solar farm.
- Taking good quality farm ground out of production and not being able to put it back into production.
- Construction requires land clearing grading, which is compaction, changes in drainage channels, increased runoff and erosion.
- It effects invasive species ecosystems along with water and soil contamination.
- Planting native prairie mix for pollinators, you do not mow them two or three times a year you mow them once then control it with fire by fall, which helps with seed spreading.
- Comparable solar farms are pretty barren due to compaction that basically turn the whole land into concrete, which make it difficult for seeds to properly propagate and grow.
- Solar Farms Engineering study map topographical marks show the water run off coming straight at the front door of my building. So, they are wanting to put a rock pad nine feet eight inches above my concrete floor. There are other buildings in the same area that have water issues every time it rains.
- Lawrence Berkeley National Laboratory study found there was 1.5% decrease in property values based on 2023 study. Loyola University study found houses within a half mile depreciate 2.5 to 8.9% following construction of solar, particularly in rural areas. Louisiana State Center for Energy Studies found 1.5 to 6.9% decrease in property values from arrays within 0.6 miles.
- State legislation new guidelines in affect article 153-035 storm water management states all new construction involving a significant increase of impermeable surfaces shall provide adequate on-site storm water detention and storm water drainage facilities.
- All drainage systems designed and constructed shall comply with provisions of chapter 52 storm water management where stormwater regulations with the municipal code conflict the most stringent of regulations shall prevail as determined by city staff so that actually came straight off the city website of the state statute that being said there is no talk of detention basins anything in there the current detention basin in Bear Park next to the dog park is already silted in and cannot take any more water we already have drainage issues.
- More water flow from sheer erosion off these panels being an impermeable surface will affect flooding issues along the creek that leads into town up behind the grocery store next to FS gas station.
- Wildlife determinant, mental anguish, emotional impact, potential aquifer contamination.
- PZB and City Council in 2023 passed the future land use plan, which stated that the best use for this land is a single-family residential use not industrial.
- Will this project better our town or bring it down? We need to set a precedence because if we allow this solar farm, we can't stop any in the future. If we have them on all the sides of town, then how will the town grow? We're going to have void waste areas of solar farms and housing spread out between them.
- I have been to 30 different solar field sites and not one of them is up to our city zoning standards that would have to be maintain.

- They are planning a gravel road, however our current statute for zoning is that has to be a dust free surface to which includes has to be oil and chip, asphalt or concrete. Also, looking at wear and tear of the whole road.
- What is their plan if a major disaster happens and if they have money/insurance set aside? My shop is 150 ft downhill from their property, I have several thousand pounds of nitrates along with other chemicals and if water gets into it everything downstream would be an EPA cleanup nightmare as well as being expensive.
- Mary Miller is currently working on bill to help municipalities to be able to block solar and wind farms.

Steve Shreffler made the following statement:

- That he wanted the Planning and Zoning Board to consider on the information provided and to make a good informed recommendation to the City Council.

State Representative Regan Deering made the following statements/questions:

- Illinois State Association of Counties has taken up a position statement has proposed some legislation that specifically is an effort to allow counties to best represent their residents when it comes to entering into agreements for renewable energies, primarily wind and solar. When considering approval or denial of a special use permit for a commercial solar or wind energy facility, if the facility is within one and a half miles of municipalities planning boundary. Either the facility conflicts with the municipality's adoptive comprehensive plan or significant infrastructure investments like roads, water, sewer or utilities have been made to support anticipated residential or commercial development in the area.
- Is the property currently zoned business? It was stated yes.
- Is there a current comprehensive plan that the City of Monticello has adopted for the boundaries of this current zoning? It was stated yes.
- So, that's the biggest question is, would this new proposed conditional use permit for a solar production facility be in line with your comprehensive plan?
- I strongly urge you to consider not only the residents but the current businesses there as well as, your emergency response personnel because one of the biggest concerns is a disaster readiness plan or an emergency plan as well as decommissioning but I do understand that those conversations will come subsequently.

Lindsay McIntrye presented a power point presentation which was similar to the one shown at the previous meeting and answering some of the issues that were brought up at the July 28th, 2025 PZB Meeting.

Lindsay McIntrye made the following statements/answered questions:

- Monticello is an MS4 community, which means the City does their own stormwater review. We have to submit a stormwater prevention plan, also known as a SWIP to the City's stormwater engineer. That shows that we cannot cause greater drainage and flow post construction than currently exists. A separate professional engineer has also approved the application. They review internally within their company, making sure these documents are correct and accurate.
- We authorized through the Army Corps nationwide permit number 14 for using the access road and crossing of the riverine. They have personnel that examines the habitat as well as any federally threatened or endangered species on the property. We have also gone through that diligence and we have the letter in hand stating approval for the wetlands crossing culvert upgrade as well as the species. This is a federal level check; however, we also do a state level check.
- Illinois Department of Natural Heritage, they have personnel who look at these sites, they examine

these sites, and we apply to them for review. Their database contains no record of any state-listed threatened or endangered species on or adjacent to the property.

- Illinois Department of Natural Resources has given us a letter stating no impact to surrounding archaeological or historic sites in the area of Monticello.

- We do provide a surety bond when applying for a permit to show proof of that bond to decommission the site.

- The glare study shows no impact because there is existing, tree line, there's a fence, and by the time the sun hits that portion of the panels, there's no glare going into their homes, which was approved by a certified engineer. The glare study does take into account seasonal elements, so it does show a full year.

- Noise on the solar site has been in question, we have two pads in the central parts of the site. Those contain inverter pads that are converting a direct current of electricity, DC current, to an alternating current to make it usable on the lines. Those are the only components that will have any noise. When they're fully operational, really peak production is around 1 p.m. they going to emit 60 decibels, which is the sound of a household air conditioning system. When you get to the fence line, the sound is at ambient noise, meaning that you could not decipher the sound of those inverters from just the surrounding nature.

- We use native pollinator friendly seed mix and do trimmings two to three times per year, that is something that the agricultural department of Illinois has approved in their AMA agreement. They have stated they do not want us to trim more than that or less than that.

- Emergency response and fire protection, part of our construction process is working with the local fire department to provide a training once the site is fully installed. These systems are only producing power during sunlight hours, so if there's ever going to be a situation, it's occurring at the inverter box, and there is a way to de-energize that. That's what the training will entail with the local fire department and we've informed the fire chief that we are willing and able to do that at construction.

- In terms of property values, we can put together a study for the city council to provide them with more information regarding that.

- This is this property is located next to the county jail and an industrial area. This is not a type of property that a residence would be built on for Suzanne.

- We are taking trees down to build out that access road in the middle, but the perimeter trees will stay.

Board Member Michael Beem stated the following:

All due respect to the gentleman that brought all the studies about property values and stuff. I went through this at the county level on the wind farms and for every study that shows that says it lowers property values you can find ones that say they don't. There's a Loyola study that was done in October of last year that says that solar farms actually increase property values by one half to two percent. I don't know which is right, and I'm not making a determination one way or the other.

Suzanne Wells made the following statements:

- Spoke with the 11 other individual property/business owners at the bear park subdivision and they are in support of the solar facility.

- With respect to taking quality farmland out of production, when I bought the property in 1999 it was already zoned industrial since 1986 and was planned to be used as an industrial park. It was zoned industrial until 2019 when the zoning was changed to business, due to possibly selling the property. The majority of properties in this area are zoned industrial and I'm asking for the property to revert back to the original zoning of industrial. There was never an indication that this would not

be an appropriate place for a residential subdivision due to only having one road in and one road out. It is currently being farmed but that it's not its highest and best to use. It will be developed in some kind of business capacity.

- The question is, number one, is it appropriate to zone this industrial? And I believe it is since all the neighbors are industrial. It would be consistent with my business neighbors who also signed the petition saying they supported this project.

- Number two is solar an appropriate use on this property and I believe it is. It is the least impactful use you can have of an industrial or even business of any kind. It's virtually silent with no lights and after construction no trucks. There are factories and other businesses in the area that have much more trucks, dust, obviously dangerous chemicals and stuff like that. None of that exists on this property.

- There's been another question about the road going in, that is really part of the permit process that is not a zoning issue.

- Whether the company who is going to run this business on the property has enough insurance. Is not a zoning issue.

- The state law provides a decommissioning cash bond, that is reviewed every five years is put in place at the point of permitting, I think that's one of the good benefits of the statute it provided that framework that's good for the landowners it's good for the community.

- With regard to a permeable structure the solar panels are on stakes and are not a building when looking at drainage. This is something that relates to when you build a building you take that whole piece of property out of the drainage. This is not a permanent building and so that permeable language he was talking about doesn't apply.

- There is a difference between proposed legislation and what is current legislation. Current legislation allows the rezoning and solar facility.

- The property has always been intended for an industrial park which is part of the comprehensive plan.

Board Member Shawn Spillman asked the following:

In 2019 did you make the sale contingent of being able to rezone the property? So, then when that fell through then in 2019, would it have gone back to industrial? Jim Grabarczyk stated that it was believed that the conditional use was approved along with the rezoning, however the company decided against developing it.

With regard to topography are you keeping the same grade or are you building it up? Lindsay McIntyre stated they are keeping the topography as is, the only grading will be done on the access road and where the two electrical pads that hold the inverters.

Board Member Michael Beem stated the following:

The comment made that approving this solar farm is setting precedent for everybody to then build a solar farm. Each solar farm is reviewed individually and has to go through the approval process. This isn't breaking new ground to have a solar farm in a size of Monticello; there are numerous cities our size or smaller in our area that have them.

State Representative Regan Deering stated the following:

I wasn't giving an indication that you were setting precedent. I was just referencing, the control that's been taken away from the county according to state legislation and that you are in a unique position being a municipality you do still have the authority to do as you please.

After further discussion a motion was made by Michael Beem, seconded by Chad Johnson, to approve the Rezoning and Conditional Use Permit Allowing Ground Mounted Solar Array on a parcel currently zoned B – Business at the property commonly known as 1215 Raymond Rd Monticello, IL. The motion passed 5-1.

A motion was made by Michael Beem, and seconded by Will Pontious, to adjourn the meeting at 8:14pm.

Respectfully Submitted by:

Robin Throneburg
City Clerk

Treasurer's Report
 City of Monticello
 October 31, 2025

Fund Name	Cash	Investments	Fund Balance	Receipts	Disbursements	Cash	Investments	Fund Balance
	9/30/25	9/30/25	9/30/25	October	October	10/31/25	10/31/25	10/31/25
General	6,233,384.43	4,234,942.00	10,468,326.43	672,832.04	3,260,253.63	3,641,960.05	4,238,944.79	7,880,904.84
Water Works	428,269.47	32,174.95	460,444.42	323,128.43	288,880.12	462,413.42	32,279.31	494,692.73
Water Escrow	20,078.88	18,600.19	38,679.07	960.33	750.00	20,228.88	18,660.52	38,889.40
Sanitation	1,754,317.84	504,892.72	2,259,210.56	160,143.65	210,289.57	1,702,534.45	506,530.19	2,209,064.64
Motor Fuel Tax	316,698.49	4,250,695.12	4,567,393.61	25,200.43	4,076.83	337,595.08	4,250,922.13	4,588,517.21
Working Cash	573,177.10	420,133.53	993,310.63	1,315.75	0.00	573,225.78	421,400.60	994,626.38
TIF II	2,033,175.04	182,900.52	2,216,075.56	757.88	729,206.27	1,304,133.46	183,493.71	1,487,627.17
Water Tower Project	0.00	0	0.00	0.00	0.00	0.00	0	0.00
Total TIF II Fund	2,033,175.04	182,900.52	2,216,075.56	757.88	729,206.27	1,304,133.46	183,493.71	1,487,627.17
Payroll & Payables	-9,104.69	0	-9,104.69	4,315,779.71	4,288,980.43	17,694.59	0	17,694.59
Pool Construction	0	0.00	0.00	0.00	0.00	0	0.00	0.00
Business District	1,356,690.78	0.00	1,356,690.78	190,963.14	187,500.00	1,360,153.92	0.00	1,360,153.92
Totals	12,706,687.34	9,644,339.03	22,351,026.37	5,691,081.36	8,969,936.85	9,419,939.63	9,652,231.25	19,072,170.88

CITY OF MONTICELLO

INVESTMENTS

October 31, 2025

FUND	FINANCIAL INSTITUTION	TYPE	INT RATE	MATURITY DATE	EOM VALUATION
GEN	First State Bank	IMA 2304	VARIABLE		\$725,639.99
GEN	First Mid-Illinois	CD	4.40%		\$3,000,730.44
<i>Restricted Use-Roadway & Capital Expenditures</i>					
*GEN	First State Bank	IMA 2305	VARIABLE		\$512,574.36
*GEN	First State Bank	IMA 2306	VARIABLE		\$0.00
*GEN	CAP Improvement-Escrow	MMDA 97777855	VARIABLE		\$0.00
TOTAL GENERAL FUND					\$4,238,944.79
<hr/>					
WW	FIRST STATE BANK	IMA 2307	VARIABLE		\$32,279.31
<i>Escrow Acct - Capital Improvements</i>					
	FIRST STATE BANK	MM Acct #6010183	0.10%		\$0.00
TOTAL WATER WORKS FUND					\$32,279.31
<hr/>					
WE	FIRST STATE BANK	IMA 2308	0.15%	5/7/2016	\$18,660.52
TOTAL WATER ESCROW FUND					\$18,660.52
<hr/>					
SAN	First State Bank	IMA 2311	VARIABLE		\$19,044.42
<i>Restricted Use-Sanitary Sewer Capital Expenditures</i>					
*SAN	First State Bank	IMA 2309	VARIABLE		\$487,485.77
	FIRST MID-ILLINOIS	MMDA 90835090	VARIABLE		
TOTAL SANITATION FUND					\$506,530.19
<hr/>					
MFT	FIRST MID-ILLINOIS	IMA	VARIABLE		\$4,250,922.13
<hr/>					
WC	FIRST STATE BANK	MMDA 801-013-8	VARIABLE		\$29,843.72
<i>Restricted Use-Working Cash & Water Capital Expenditures</i>					
*WC	FIRST STATE BANK	IMA 2303	0.80%	8/11/2017	\$391,556.88
TOTAL WORKING CASH FUND					\$421,400.60
<hr/>					
TIF II	FIRST STATE BANK	IMA 2310	VARIABLE		\$183,493.71
<i>Restricted Use-Water Tower Bond Receipts/Payment</i>					
TIF II	FIRST STATE BANK	BOND PRIN	VARIABLE		
TOTAL TIF FUND					\$183,493.71
<hr/>					
POOL	FIRST STATE BANK	DEBT SVC	VARIABLE		\$0.00
POOL	FIRST STATE BANK	BOND PRIN	VARIABLE		\$0.00
TOTAL POOL CONSTRUCTION FUND					\$0.00
<hr/>					
CITY OF MONTICELLO INVESTMENTS - Unrestricted					\$8,260,614.24
CITY OF MONTICELLO INVESTMENTS - Restricted					\$1,391,617.01
TOTAL CITY OF MONTICELLO INVESTMENTS					\$9,652,231.25
<hr/>					
TOTAL INV BY INSTITUTION					
FIRST MID-ILLINOIS					\$7,251,652.57
FIRST STATE BANK					\$2,400,578.68
					<hr/>
					\$9,652,231.25

Treasurer's Report
 City of Monticello
 November 30, 2025

Fund Name	Cash	Investments	Fund Balance	Receipts	Disbursements	Cash	Investments	Fund Balance
	10/31/25	10/31/25	10/31/25	November	November	11/30/25	11/30/25	11/30/25
General	3,641,960.05	3,788,944.79	7,430,904.84	300,988.63	1,287,578.57	2,651,328.07	3,792,986.83	6,444,314.90
Water Works	462,459.58	32,279.31	494,738.89	283,353.81	248,383.40	497,324.61	32,384.69	529,709.30
Water Escrow	20,228.88	18,660.52	38,889.40	560.91	450.00	20,278.88	18,721.43	39,000.31
Sanitation	1,702,534.45	506,530.19	2,209,064.64	149,017.83	41,843.55	1,808,055.20	508,183.72	2,316,238.92
Motor Fuel Tax	337,593.08	4,250,922.13	4,588,517.21	24,014.52	0.00	361,389.83	4,251,141.90	4,612,531.73
Working Cash	573,223.78	421,400.60	994,626.38	1,323.32	0.00	573,269.75	422,679.95	995,949.70
TIF II	1,304,133.46	183,493.71	1,487,627.17	15,568.18	25.22	1,319,077.42	184,092.71	1,503,170.13
Water Tower Project	0.00	0	0.00	0.00	0.00	0.00	0	0.00
Total TIF II Fund	1,304,133.46	183,493.71	1,487,627.17	15,568.18	25.22	1,319,077.42	184,092.71	1,503,170.13
Payroll & Payables	17,694.59	0	17,694.59	1,466,301.18	1,421,177.12	62,818.65	0	62,818.65
Pool Construction	0	0.00	0.00	0.00	0.00	0	0.00	0.00
Business District	1,360,153.92	0.00	1,360,153.92	220.78	37,700.23	1,322,674.47	0.00	1,322,674.47
Totals	9,419,983.79	9,202,231.25	18,622,217.04	2,241,349.16	3,037,158.09	8,616,216.88	9,210,191.23	17,826,408.11

CITY OF MONTICELLO

INVESTMENTS

November 30, 2025

FUND	FINANCIAL INSTITUTION	TYPE	INT RATE	MATURITY DATE	EOM VALUATION
GEN	First State Bank	IMA 2304	VARIABLE		\$278,008.78
GEN	First Mid-Illinois	CD	4.40%		\$3,000,730.44
<i>Restricted Use-Roadway & Capital Expenditures</i>					
*GEN	First State Bank	IMA 2305	VARIABLE		\$514,247.61
*GEN	First State Bank	IMA 2306	VARIABLE		\$0.00
*GEN	CAP Improvement-Escrow MMDA 97777835		VARIABLE		\$0.00
TOTAL GENERAL FUND					\$3,792,986.83
<hr/>					
WW	FIRST STATE BANK	IMA 2307	VARIABLE		\$32,384.69
<i>Escrow Acct - Capital Improvements</i>					
	FIRST STATE BANK	MM Acct #8010189	0.10%		\$0.00
TOTAL WATER WORKS FUND					\$32,384.69
<hr/>					
WE	FIRST STATE BANK	IMA 2308	0.15%	5/7/2016	\$18,721.43
TOTAL WATER ESCROW FUND					\$18,721.43
<hr/>					
SAN	First State Bank	IMA 2311	VARIABLE		\$19,106.59
<i>Restricted Use-Sanitary Sewer Capital Expenditures</i>					
*SAN	First State Bank	IMA 2309	VARIABLE		\$489,077.13
	FIRST MID-ILLINOIS	MMDA 90835090	VARIABLE		
TOTAL SANITATION FUND					\$508,183.72
<hr/>					
MFT	FIRST MID-ILLINOIS	IMA	VARIABLE		\$4,251,141.90
<hr/>					
WC	FIRST STATE BANK	MMDA 801-013-8	VARIABLE		\$29,844.87
<i>Restricted Use-Working Cash & Water Capital Expenditures</i>					
*WC	FIRST STATE BANK	IMA 2303	0.80%	8/11/2017	\$392,835.08
TOTAL WORKING CASH FUND					\$422,679.95
<hr/>					
TIF II	FIRST STATE BANK	IMA 2310	VARIABLE		\$184,092.71
<i>Restricted Use-Water Tower Bond Receipts/Payment</i>					
TIF II	FIRST STATE BANK	BOND PRIN	VARIABLE		
TOTAL TIF FUND					\$184,092.71
<hr/>					
POOL	FIRST STATE BANK	DEBT SVC	VARIABLE		\$0.00
POOL	FIRST STATE BANK	BOND PRIN	VARIABLE		\$0.00
TOTAL POOL CONSTRUCTION FUND					\$0.00
<hr/>					
CITY OF MONTICELLO INVESTMENTS - Unrestricted					\$7,814,031.41
CITY OF MONTICELLO INVESTMENTS - Restricted					\$1,396,159.82
TOTAL CITY OF MONTICELLO INVESTMENTS					\$9,210,191.23
<hr/>					
TOTAL INV BY INSTITUTION					
FIRST MID-ILLINOIS					\$7,251,872.34
FIRST STATE BANK					\$1,958,318.89
					\$9,210,191.23



**CITY COUNCIL
MEMORANDUM**



ITEM: Ordinance 2026-12: An Ordinance Granting a Variance Reducing a Rear-Yard Setback at 811 Tyler Ct., Monticello, Illinois	DEPARTMENT: City Administration
AGENDA SECTION: New Business	SUBMITTED BY: Jim Grabarczyk, Community Development Director
ATTACHMENTS: (X) ORDINANCE () RESOLUTION (X) OTHER SUPPORTING DOCUMENTS	DATE: January 22 nd , 2026

BACKGROUND:

Applicant- Haley and William Willoughby (Owners) is seeking a Variance to allow a reduced 6-foot rear yard setback to their property, zoned Urban Residential (RD) zone per § 153.019 (C) (1).”

Granting the Variance will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the normal and orderly development, improvement of surrounding properties.

Public Notice was posted in the Piatt County Journal Republican, adjacent property owners were notified, and the public hearing was conducted at the January 20th, 2026 PZB meeting.

Supporting documents include: the PZB Motion, the public notice published in the December 24th, 2025 edition of the Piatt County Journal Republican, Vicinity Map, site layout.

RECOMMENDED ACTION:

It is recommended that the City Council discuss and approve the Variance allowing a reduced 6-foot rear yard setback for 811 Tyler Ct, City of Monticello, Piatt County, IL as submitted at the regularly scheduled meeting **January 26th, 2026.**

CITY OF MONTICELLO
PIATT COUNTY, ILLINOIS

ORDINANCE NO. 2026 - 12
“VARIANCE REDUCING A REAR YARD SETBACK AT 811 TYLER COURT, CITY OF
MONTICELLO, PIATT COUNTY, IL”

ADOPTED BY THE
CITY COUNCIL
CITY OF MONTICELLO
THIS 26TH DAY OF JANUARY, 2026

Published in pamphlet form by authority of the City Council of the City of Monticello, Piatt County, Illinois, this 26th day of January, 2026.

PRESENTED BY AND RETURN TO:

City of Monticello
210 North Hamilton Street
Monticello, Illinois 61856

**CITY OF MONTICELLO
PIATT COUNTY, ILLINOIS**

ORDINANCE NO. 2026-12

**“VARIANCE REDUCING A REAR YARD SETBACK AT 811 TYLER CT, CITY OF
MONTICELLO, PIATT COUNTY, IL”**

WHEREAS, on January 20th, 2026, the Planning & Zoning Board of the City of Monticello, Illinois, held and conducted a public hearing in the City Council Chambers in connection with an application for Variance filed by the owner of the following described property:

Section 18, Township 18N, Range 6E, Lot 107 of Ridgeview Subdivision Third Addition, in the City of Monticello, Piatt County, Illinois.

The Common address is 811 Tyler Ct, Monticello, IL, 61856. (PIN: 05-00-54-001-451-00)

WHEREAS, The Planning & Zoning Board has determined the reduction to the rear yard setback will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;

WHEREAS, The Planning & Zoning Board has determined the reduction to the rear yard setback will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted and will not substantially diminish or impair property values within the neighborhood;

WHEREAS, The Planning & Zoning Board has determined the reduction to the rear yard setback will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

WHEREAS, The Planning & Zoning Board has determined the Variance is reducing the regulations which are necessary for the existing home which was built prior to the City of Monticello adopting Zoning regulations;

WHEREAS, The Planning & Zoning Board has determined the practical difficulty or particular hardship that would result if the particular requirements of the rear yard setback regulation were applied to the subject property; and

WHEREAS, The Planning & Zoning Board has determined the rear yard setback variance will in all other respects conform to the applicable regulations of the district in which it is located.

WHEREAS, the City Council and City staff have reviewed the application, Planning & Zoning Board recommendation and all have found that it is satisfactory and in the prescribed form as outlined within Chapter 153.077 of Title XV of the Code of Ordinances of the City of Monticello; and

WHEREAS, the City Council has met and reviewed the evidence and testimony submitted and has considered all of the available factual evidence concerning the requested action;

THEREFORE, BE IT ORDAINED, by the City Council of the City of Monticello, Illinois, as follows:

1. That the City Council hereby approves the variance allowing a reduction to the rear yard setback at 811 Tyler Ct., City of Monticello, Piatt County, IL.

That this Ordinance shall be effective forthwith upon its passage, approval and publication in pamphlet form, as required by law.

Passed by the City Council of the City of Monticello, Piatt County, this 26th day of January, 2026, by the following roll-call vote:

AYES: _____

NAYS: _____

ABSENT: _____

Robin Throneburg, Clerk of the City of Monticello
Piatt County, Illinois

Approved by the Mayor of the City of Monticello this 26th day of January, 2026.

Larry Stoner, Mayor of the City of
Monticello, Piatt County, Illinois

ATTEST:

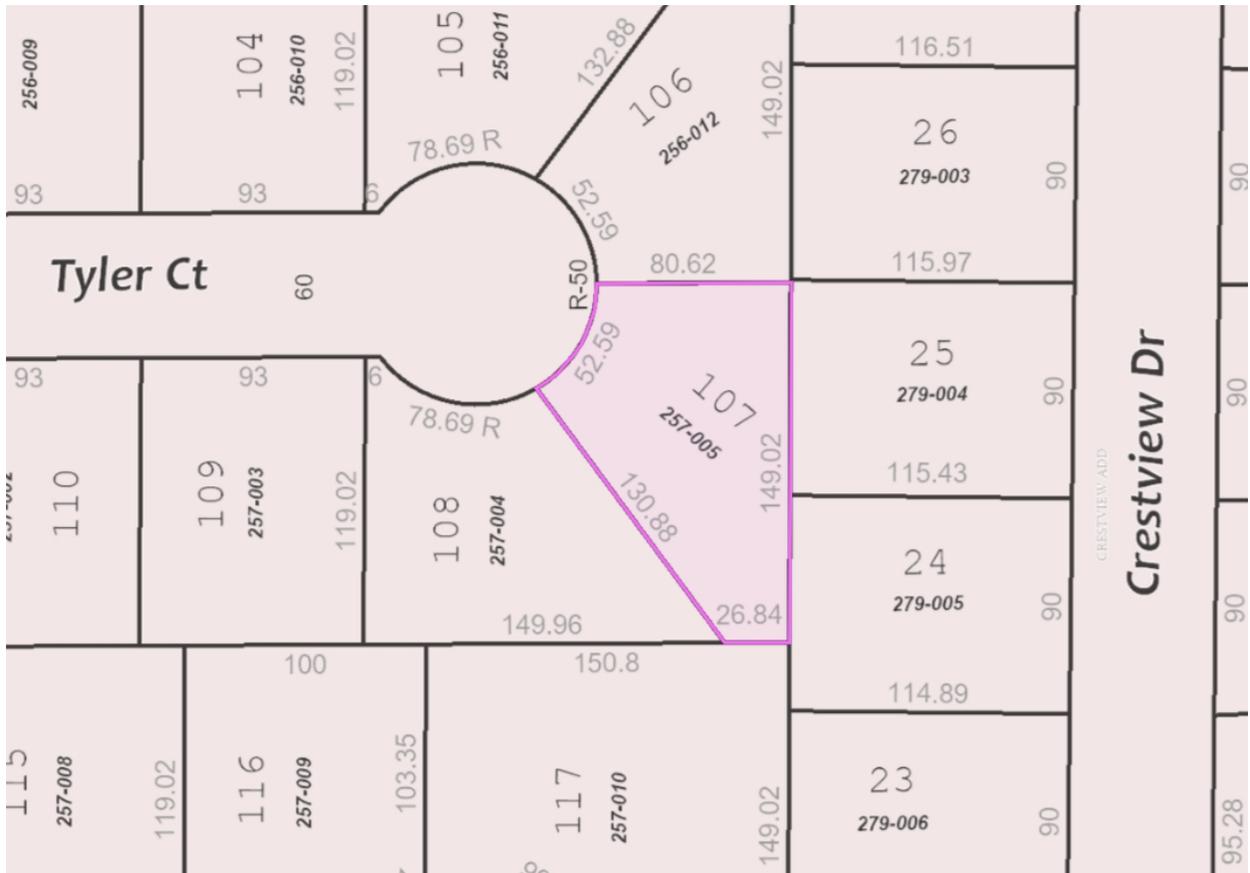
Robin Throneburg, Clerk of the City of
Monticello, Piatt County, Illinois

CERTIFICATE OF PUBLICATION

I, Robin Throneburg, City Clerk of the City of Monticello, Piatt County, Illinois, do hereby certify that the foregoing and attached “**VARIANCE REDUCING A REAR YARD SETBACK AT 811 TYLER CT, CITY OF MONTICELLO, PIATT COUNTY, IL**” is a true and correct copy of said Ordinance duly adopted and enacted by the City Council of Monticello, Illinois, at its regular meeting on the 26th day of January by the following roll-call vote: ayes: ____; nays: ____; absent: ____; and that the same was published by publication in pamphlet form on the 27th day of June 2026.

Robin Throneburg, City Clerk of the City of
Monticello, Piatt County, Illinois

Vicinity Map



Owner's address:

Haley and William Willoughby
811 Tyler Ct.
Monticello II 61856
Map No: 10-18-257-005
Parcel Identification Number (PIN: 05-00-54-001-451-00)

Project description:

A Variance to allow a reduced 6-foot rear yard setback to their property, zoned Urban Residential (RD). Variance requests are brought before the Planning and Zoning Board, which makes a recommendation to the City Council. The City Council will vote on the request.

MOTION FOR MONTICELLO ZONING BOARD
Haley and William Willoughy (Owners) – 811 Tyler Ct.

WHEREAS, the City of Monticello, pursuant to the authority conferred by the Statutes of the State of Illinois, has established certain standards and procedures for zoning and the use of land within the Corporate Limits of the City of Monticello; and

WHEREAS, Haley & William Willoughy, owners of property legally described as:

Section 18, Township 18N, Range 6E, Lot 107 of Ridgeview Subdivision Third Addition, in the City of Monticello, Piatt County, Illinois. The Common address is 811 Tyler Ct, Monticello, IL, 61856.

Has requested zoning action items as they relate to proposed plans to grant a variance to allow a reduced 6-foot rear yard setback to their property zoned RD – Urban Residential; and

WHEREAS, The City of Monticello Code of Ordinances section §153.019 (C)(1) allows a resident to request a variance.

WHEREAS, the City of Monticello Zoning Administrator has reviewed the petitioner's requests for a Variance, and has submitted the petition and supporting documents to the Planning & Zoning Board; and

WHEREAS, the Planning & Zoning Board has held a public hearing on January 20, 2026 concerning these matters and comment from the public was solicited and received; and

WHEREAS, the Planning & Zoning Board has reviewed the evidence submitted, including a report from the City of Monticello Zoning Administrator, and the supporting documents, and has considered all the available testimony and facts regarding the subject request.

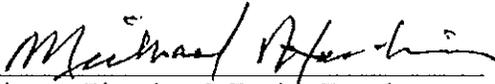
BE IT THEREFORE RESOLVED this 20th day of January, 2026, that the City of Monticello Planning & Zoning Board makes the following recommendation to the City Council of the City of Monticello:

The Planning & Zoning Board has set forth the following findings of facts concerning the requested variance;

1. All procedural matters have been properly complied with.
2. The City of Monticello Zoning Administrator has prepared and submitted background information relevant to this case.
3. That special conditions apply to the land for which a variance is sought, and that those conditions are allowed within this zone.

4. Any special circumstances have not resulted from an act of the applicant subsequent to the adoption of the Zoning Ordinance.
5. Special circumstances do exist such that a strict application of the provisions of the Zoning Ordinance would deprive the applicant of reasonable use of the land.
6. The variance requested is necessary for a reasonable use of the land for the desired purpose.
7. The variance requested is in harmony with the general purposes of intent of the Zoning Ordinance.
8. Granting the variance will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with other City ordinances or codes.

The Planning & Zoning Board hereby recommends (*circle one*) Approval ~~Denial~~ of the Variance request for 811 Tyler Ct, to allow a reduced 6-foot rear yard setback to their property zoned RD – Urban Residential.



Chairman, Planning & Zoning Board
City of Monticello

**LEGAL NOTICE OF PUBLIC HEARING CITY OF MONTICELLO
A VARIANCE REDUCING A REAR-YARD SETBACK**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of Monticello Planning and Zoning Board at the Livingston Center to consider a Variance to the rear yard setback requirements as set forth in an RD zone per § 153.019 (C) (1)

Description of Property: Section 18, Township 18N, Range 6E, Lot 107 of Ridgeview Subdivision Third Addition, in the City of Monticello, Piatt County, Illinois. The Common address is 811 Tyler Ct, Monticello, IL, 61856. (PIN: 05-00-54-001-451-00)

The public hearing will be held at a meeting of the Planning and Zoning Board scheduled for **Tuesday, January 20th, 2026**, at **7:00 P.M.** in the Livingston Center, 224 E. Livingston Street, Monticello, Illinois. All interested persons have the right to appear at the public hearing and present evidence.

All interested persons have the right to appear at the public hearing and present evidence. Members of the public can also submit comments to the email and physical addresses below, or drop them off at the Monticello Municipal Building, 210 N. Hamilton Street, Monticello, Illinois. Remote participation will also be available.

Remote Participation:

Email: rrt@cityofmonticello.net

Voicemail: 1-217-762-2583 Ext 22

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/587281165>

You can also dial in using your phone.

United States: [+1 \(224\) 501-3412](tel:+12245013412)

Access Code: 587-281-165

Public comments must comply with all adopted rules. The City Clerk will arrange to have one email or voicemail per person presented.



**CITY COUNCIL
MEMORANDUM**



ITEM: Ordinance 2026-13: An Ordinance Granting a Variance Reducing a Front-Yard Setback at 703 E. Grant St., Monticello, Illinois	DEPARTMENT: City Administration
AGENDA SECTION: New Business	SUBMITTED BY: Jim Grabarczyk, Director of Planning and Development
ATTACHMENTS: (X) ORDINANCE () RESOLUTION (X) OTHER SUPPORTING DOCUMENTS	DATE: January 22 nd , 2026

BACKGROUND:

Applicant- Kaitlin Fisher (Owner) is seeking a Variance to allow a 6-foot fence into the front yard setback to their property zoned RD - Urban Residential.

Applicant requests the Variance following the City of Monticello Zoning Regulations Section 153.019 (B) (1). Granting the Variance will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the normal and orderly development, improvement of surrounding properties.

Public Notice was posted in the Piatt County Journal Republican, adjacent property owners were notified, and the public hearing was conducted at the January 20th, 2026 PZB meeting.

Supporting documents include: the PZB Motion, the public notice published in the December 24th, 2025 edition of the Piatt County Journal Republican, Vicinity Map.

RECOMMENDED ACTION:

It is recommended that the City Council discuss and approve this Variance as submitted for 703 E. Grant Street, City of Monticello, Piatt County, IL as submitted at the regularly scheduled meeting **January 26th, 2026.**

CITY OF MONTICELLO
PIATT COUNTY, ILLINOIS

ORDINANCE NO. 2026 - 13
“VARIANCE REDUCING A FRONT YARD SETBACK AT 703 E GRANT STREET, CITY
OF MONTICELLO, PIATT COUNTY, IL”

ADOPTED BY THE
CITY COUNCIL
CITY OF MONTICELLO
THIS 26TH DAY OF JANUARY, 2026

Published in pamphlet form by authority of the City Council of the City of Monticello, Piatt County, Illinois, this 26th day of January, 2026.

PRESENTED BY AND RETURN TO:

City of Monticello
210 North Hamilton Street
Monticello, Illinois 61856

**CITY OF MONTICELLO
PIATT COUNTY, ILLINOIS**

ORDINANCE NO. 2026-13

“VARIANCE REDUCING A FRONT YARD SETBACK AT 703 E GRANT STREET, CITY OF MONTICELLO, PIATT COUNTY, IL”

WHEREAS, on January 20th, 2026, the Planning & Zoning Board of the City of Monticello, Illinois held and conducted a public hearing in the City Council Chambers in connection with an application for Variance filed by the owner of the following described property:

Section 07, Township 18N, Range 6E Block, 14 Lot 4 of Keenan's East Addition, in the City of Monticello, Piatt County, Illinois.

The Common address is 703 E Grant, Monticello, IL, 61856

WHEREAS, The Planning & Zoning Board has determined the fence in the front yard setback will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;

WHEREAS, The Planning & Zoning Board has determined the fence in the front yard setback will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted and will not substantially diminish or impair property values within the neighborhood;

WHEREAS, The Planning & Zoning Board has determined the fence in the front yard setback will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

WHEREAS, The Planning & Zoning Board has determined the Variance is reducing the regulations which are necessary for the existing home which was built prior to the City of Monticello adopting Zoning regulations;

WHEREAS, The Planning & Zoning Board has determined the practical difficulty or particular hardship that would result if the particular requirements of the front yard setback regulation were applied to the subject property; and

WHEREAS, The Planning & Zoning Board has determined the front yard setback variance will in all other respects conform to the applicable regulations of the district in which it is located.

WHEREAS, the City Council and City staff have reviewed the application, Planning & Zoning Board recommendation and all have found that it is satisfactory and in the prescribed form as outlined within Chapter 153.077 of Title XV of the Code of Ordinances of the City of Monticello; and

WHEREAS, the City Council has met and reviewed the evidence and testimony submitted and has considered all of the available factual evidence concerning the requested action;

THEREFORE, BE IT ORDAINED, by the City Council of the City of Monticello, Illinois, as follows:

1. That the City Council hereby approves the variance allowing an accessory structure (fence) in the front yard setback at 703 E Grant St., City of Monticello, Piatt County, IL.

That this Ordinance shall be effective forthwith upon its passage, approval and publication in pamphlet form, as required by law.

Passed by the City Council of the City of Monticello, Piatt County, this 26th day of January, 2026, by the following roll-call vote:

AYES: _____

NAYS: _____

ABSENT: _____

Robin Throneburg, Clerk of the City of Monticello
Piatt County, Illinois

Approved by the Mayor of the City of Monticello this 26th day of January, 2026.

Larry Stoner, Mayor of the City of
Monticello, Piatt County, Illinois

ATTEST:

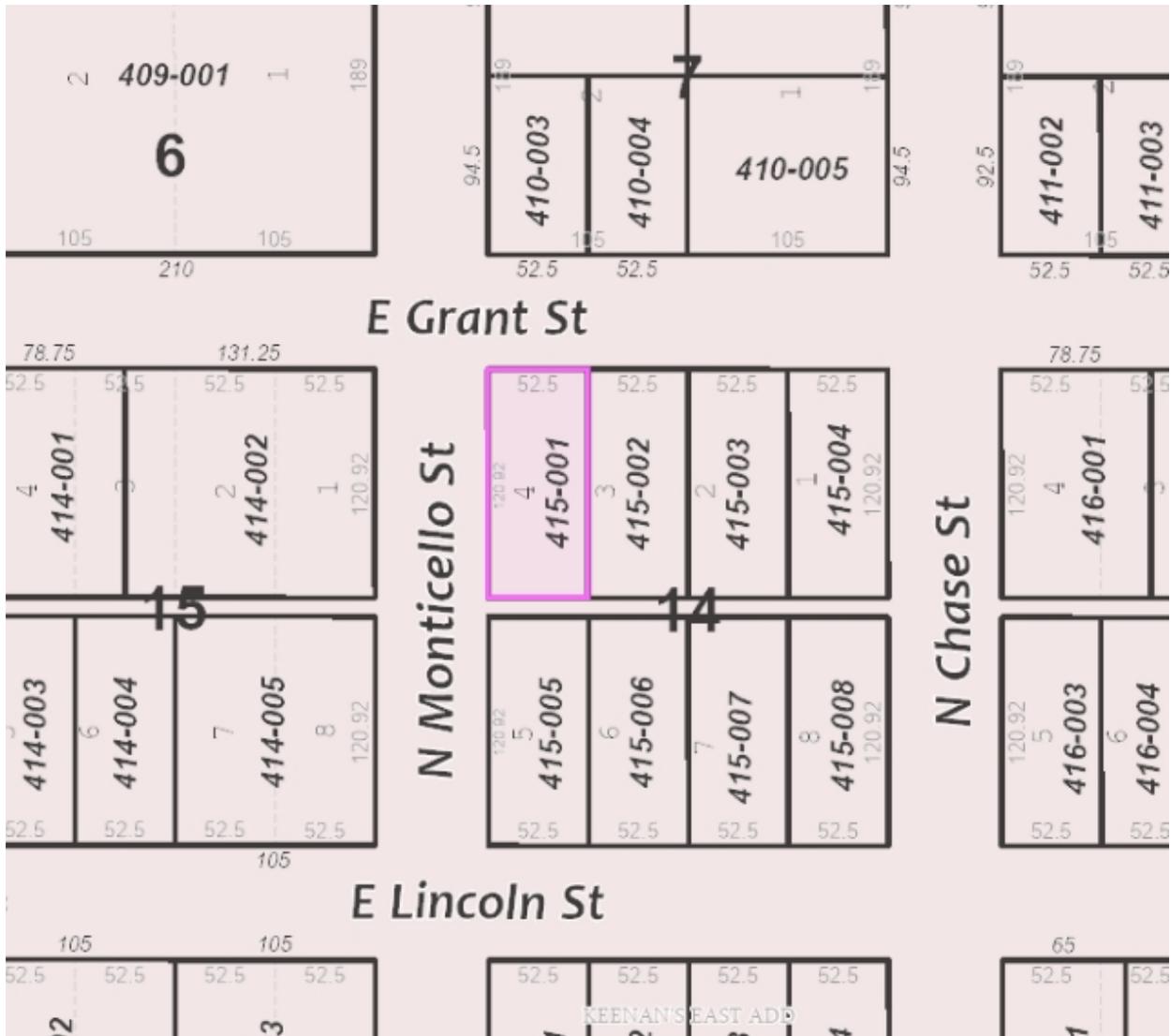
Robin Throneburg, Clerk of the City of
Monticello, Piatt County, Illinois

CERTIFICATE OF PUBLICATION

I, Robin Throneburg, City Clerk of the City of Monticello, Piatt County, Illinois, do hereby certify that the foregoing and attached “**VARIANCE REDUCING A FRONT YARD SETBACK AT 703 E GRANT STREET, CITY OF MONTICELLO, PIATT COUNTY, IL**” is a true and correct copy of said Ordinance duly adopted and enacted by the City Council of Monticello, Illinois, at its regular meeting on the 26th day of January by the following roll-call vote: ayes: ____; nays: ____; absent: ____; and that the same was published by publication in pamphlet form on the 27th day of June 2026.

Robin Throneburg, City Clerk of the City of
Monticello, Piatt County, Illinois

Vicinity Map



Owner's address:

Kaitlin Fisher
703 E Grant
Monticello II 61856
Map No: 10-07-415-001
Parcel Identification Number (PIN): 05-00-54-000-480-00

Project description:

A Variance to allow a 6-foot fence to encroach 4.0' into the front yard setback to their property, zoned Urban Residential (RD).

Variance requests are brought before the Planning and Zoning Board, which makes a recommendation to the City Council. The City Council will vote on the request.

MOTION FOR MONTICELLO ZONING BOARD

Kaitlin Fisher (Owner) – 703 E. Grant

WHEREAS, the City of Monticello, pursuant to the authority conferred by the Statutes of the State of Illinois, has established certain standards and procedures for zoning and the use of land within the Corporate Limits of the City of Monticello; and

WHEREAS, Kaitlin Fisher, owner of property legally described as:

Section 07, Township 18N, Range 6E Block, 14 Lot 4 of Keenan's East Addition, in the City of Monticello, Piatt County, Illinois. The Common address is 703 E Grant, Monticello, IL, 61856.

Has requested zoning action items as they relate to proposed plans to grant a variance allowing a 6' fence to be constructed in the front yard setback on a property zoned RD – Urban Residential; and

WHEREAS, The City of Monticello Code of Ordinances section §153.019 (B)(1) allows a resident to request a variance for such a fence.

WHEREAS, the City of Monticello Zoning Administrator has reviewed the petitioner's requests for a Variance, and has submitted the petition and supporting documents to the Planning & Zoning Board; and

WHEREAS, the Planning & Zoning Board has held a public hearing on January 20, 2026 concerning these matters and comment from the public was solicited and received; and

WHEREAS, the Planning & Zoning Board has reviewed the evidence submitted, including a report from the City of Monticello Zoning Administrator, and the supporting documents, and has considered all the available testimony and facts regarding the subject request.

BE IT THEREFORE RESOLVED this 20th day of January, 2026, that the City of Monticello Planning & Zoning Board makes the following recommendation to the City Council of the City of Monticello:

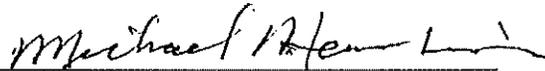
The Planning & Zoning Board has set forth the following findings of facts concerning the requested variance;

1. All procedural matters have been properly complied with.
2. The City of Monticello Zoning Administrator has prepared and submitted background information relevant to this case.
3. That special conditions apply to the land for which a Variance is sought, and
4. Any special circumstances have not resulted from an act of the applicant

subsequent to the adoption of the Zoning Ordinance.

5. Special circumstances do exist such that a strict application of the provisions of the Zoning Ordinance would deprive the applicant of reasonable use of the land.
6. The variance requested is necessary for a reasonable use of the land for the desired purpose.
7. The variance requested is in harmony with the general purposes of the intent of the Zoning Ordinance.
8. Granting the variance will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with other City ordinances or codes.

The Planning & Zoning Board hereby recommends (*circle one*) Approval *Denial* of the Variance request for 703 E. Grant Street, to allow a 6' fence to be constructed in the front yard setback on a property zoned RD – Urban Residential.



Chairman, Planning & Zoning Board
City of Monticello

**LEGAL NOTICE OF PUBLIC HEARING CITY OF MONTICELLO
A VARIANCE REDUCING A FRONT-YARD SETBACK**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of Monticello Planning and Zoning Board at the Livingston Center to consider a Variance to reduce the front yard setback requirements as set forth in an RD zone per § 153.019 (B) (1)

Description of Property: Section 07, Township 18N, Range 6E Block, 14 Lot 4 of Keenan's East Addition, in the City of Monticello, Piatt County, Illinois. The Common address is 703 E Grant, Monticello, IL, 61856. (PIN: 05-00-54-000-480-00)

The public hearing will be held at a meeting of the Planning and Zoning Board scheduled for **Tuesday, January 20th, 2026**, at **7:00 P.M.** in the Livingston Center, 224 E. Livingston Street, Monticello, Illinois. All interested persons have the right to appear at the public hearing and present evidence.

All interested persons have the right to appear at the public hearing and present evidence. Members of the public can also submit comments to the email and physical addresses below, or drop them off at the Monticello Municipal Building, 210 N. Hamilton Street, Monticello, Illinois. Remote participation will also be available.

Remote Participation:

Email: rrt@cityofmonticello.net

Voicemail: 1-217-762-2583 Ext 22

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/587281165>

You can also dial in using your phone.

United States: [+1 \(224\) 501-3412](tel:+12245013412)

Access Code: 587-281-165

Public comments must comply with all adopted rules. The City Clerk will arrange to have one email or voicemail per person presented.



CITY COUNCIL MEMORANDUM



ITEM: Resolution 2026-14: A Resolution of the City of Monticello in Support of the Illinois America250 Commemoration	DEPARTMENT: City Administration
AGENDA SECTION: New Business	SUBMITTED BY: Terry Summers, City Administrator
ATTACHMENTS: () ORDINANCE (X) RESOLUTION () OTHER SUPPORTING DOCUMENTS	DATE: January 22, 2026

BACKGROUND:

This year marks the 250th anniversary of the signing of the Declaration of Independence. Communities across Illinois have passed resolutions in support of the Illinois 250 Commission as they promote local commemorations, share uplifting local stories and places, recognize service and engage with the youth throughout Illinois. The City of Monticello will be joining other communities across the country by reading the Declaration of Independence on July 8.

RECOMMENDED ACTION:

It is recommended that the City Council discuss and approve Ordinance 2026-14 as presented.

Resolution 2026-14

A RESOLUTION OF THE CITY OF MONTICEELLO IN SUPPORT OF THE ILLINOIS AMERICA250 COMMEMORATION

WHEREAS, the United States of America will commemorate its 250th anniversary on July 4, 2026, marking a historic milestone in the nation's history; and

WHEREAS, on July 4, 1776, the Second Continental Congress formally adopted the Declaration of Independence, asserting the American colonies' freedom from British rule and laying the foundation for the principles of democracy and self-governance; and

WHEREAS, the U.S. Semiquincentennial Commission, known as the America250 Commission (america250.org) was established by Congress in 2016 to plan and orchestrate the 250th anniversary of the signing of the Declaration of Independence, aiming to engage all Americans in commemorating this historic event through educational initiatives; and

WHEREAS, the Illinois America250 Commission (IL250.org) was established to develop, encourage and execute an inclusive commemoration and observance of the founding of the United States of America, and Illinois' imperative role in the nation's history; and

WHEREAS, the Illinois America250 Commission encourages communities, libraries, schools, local governments, historical societies, cultural institutions and individuals of all ages to develop inclusive commemorations that reflect on Illinois' role in the nation's history and development; and

WHEREAS, recognizing and supporting the Illinois America250 Commission will help ensure a meaningful and educational commemoration for all residents and future generations; and WHEREAS, the commemoration provides an opportunity to reflect on the state's historical significance, honor the achievements of its people and inspire civic engagement; and

WHEREAS, the City of Monticello hereby formally supports the Illinois America250 Commission and its mission to commemorate our nation's 250th anniversary.

NOW, THEREFORE, be it resolved that the Mayor and City Council of the City of Monticello expresses its support for the Illinois America250 Commission, and encourages all Illinois communities to organize and participate in local events leading up to and culminating on July 4, 2026, to celebrate America's 250th anniversary.

Passed by the City Council of the City of Monticello, Piatt County, Illinois this 26th day of January, 2026, by the following roll-call vote:

AYES:

NAYS:

ABSENT:

Robin Throneburg
City Clerk of the City of Monticello
Piatt County, Illinois

Approved by the Mayor of the City of Monticello this 26th day of January, 2026

Larry Stoner, Mayor of the City of Monticello
Piatt County, Illinois

ATTEST:

Robin Throneburg
City Clerk of the City of Monticello
Piatt County, Illinois

CERTIFICATE

I, Robin Throneburg, City Clerk of the City of Monticello, Piatt County, Illinois, do hereby certify that the foregoing and attached "Resolution 2026-14: A Resolution of the City of Monticello in support of the Illinois America250 Commemoration" is a true and correct copy of said resolution duly adopted and enacted by the City Council of Monticello, Illinois at its regular meeting on the 26th day of January, 2026, by the following roll-call vote: ayes: ; nays ; absent ; and that the same was published by publication in pamphlet form on the 27th day of January, 2026.

Dated this 27th day of January, 2026.

Robin Throneburg
City Clerk of the City of Monticello
Piatt County, Illinois



**CITY COUNCIL
MEMORANDUM**



<p>ITEM: Ordinance 2026-15: An Ordinance Authorizing the City of Monticello to Borrow Funds and to Execute and Issue a Promissory Note of the City and Associated Documents</p>	<p>DEPARTMENT: City Administration</p>
<p>AGENDA SECTION: New Business</p>	<p>SUBMITTED BY: Terry Summers, City Administrator</p>
<p>ATTACHMENTS: <input checked="" type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input type="checkbox"/> OTHER SUPPORTING DOCUMENTS</p>	<p>DATE: January 26, 2026</p>

BACKGROUND:

The purchasing of 20 new air packs was presented during FY2026 budget discussions last year and are included within the general fund budget for FY2026. First Mid-Illinois Bank and Trust, and First State Bank submitted loan proposals with First State Bank offering the lowest interest rate. The 4-year low interest loan will require annual payments of approximately \$47,166.00.

RECOMMENDED ACTION:

It is recommended that the City Council review and adopt Ordinance 2026-15 approving the Mayor and City Clerk authority to sign the First State Bank promissory note as presented.

CITY OF MONTICELLO
PIATT COUNTY, ILLINOIS

ORDINANCE NO. 2026-15

“AN ORDINANCE AUTHORIZING THE CITY OF MONTICELLO TO
BORROW FUNDS AND TO EXECUTE AND ISSUE A PROMISSORY
NOTE OF THE CITY AND ASSOCIATED DOCUMENTS

ADOPTED BY THE
CITY COUNCIL
CITY OF MONTICELLO
THIS 26TH DAY OF JANUARY, 2026

Published in pamphlet form by authority of the City Council of the City of Monticello, Piatt County, Illinois,
this 27th day of January, 2026.

ORDINANCE NO: 2026-15

AN ORDINANCE AUTHORIZING THE CITY OF MONTICELLO TO
BORROW FUNDS AND TO EXECUTE AND ISSUE A PROMISSORY
NOTE OF THE CITY AND ASSOCIATED DOCUMENTS

WHEREAS, the City of Monticello, Piatt County, Illinois (the “City”) has heretofore been duly organized and is now operating as a municipality under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto 65 ILCS 5/1-1-1 et seq. (the “Municipal Code”); and

WHEREAS, the Mayor and City Council of the City (the “Corporate Authorities”) have determined that it is advisable, necessary and in the best interest of the City and its residents to purchase 20 MES Air Paks (the “Equipment”) and to borrow funds to finance the costs of such purchase in accordance with the Municipal Code, including Section 8-1-3.1 thereof permitting a municipality to borrow money from any bank or other financial institution, as supplemented and amended by the Local Government Debt Reform Act, 30 ILCS 350/1 et seq., the Omnibus Bond Acts, 5 ILCS 70/8, and other applicable law (collectively, the “Applicable Acts”); and

WHEREAS, the purchase of the Equipment by the City is a valid corporate purpose and First State Bank and Trust, Monticello, Illinois (“Bank”) is a bank or other financial institution as defined in Section 8-1-3.1 of the Municipal Code; and

WHEREAS, Bank has prepared the promissory note attached hereto as Exhibit A (the “Note”) to evidence a loan in the amount of One Hundred Sixty-Nine Thousand Two Hundred and 00/100 Dollars (\$169,200.00) by Bank to the City bearing interest at the rate of 4.50% per annum to be repaid in four years as provided therein and which complies with the requirement of the Applicable Acts that the Note be repaid within ten years from the time the money is borrowed (the “Loan”).

NOW, THEREFORE, be it ordained by the by the City Council of the City of Monticello, Piatt County Illinois, as follows:

Section 1. Incorporation of Preambles

The Corporate Authorities find that the recitals contained in the preambles to this Ordinance are full, true, and correct and do hereby incorporate them into this Ordinance by this reference.

Section 2. Determination to Borrow

It is necessary and in the best interests of the City and for the public health, welfare, safety, and convenience, to incur the Loan indebtedness pursuant to the Note to finance the costs of purchasing the Equipment.

Section 3. Applicable Acts

The Note shall be issued pursuant to the Applicable Acts and in compliance with this Ordinance. It is the intent of the Corporate Authorities to invoke all supplemental power and authority available under and pursuant to the Applicable Acts in the making, execution, and delivery of the Note.

Section 4. Authorization to Borrow and Obligation to Make Payments

The Corporate Authorities hereby authorize the City to borrow funds from Bank upon the terms and conditions in the Note. The authorization given herein shall be valid whether or not an appropriation with respect to this Loan is included in any annual or supplemental appropriation adopted by the City. The obligation to make the payments due under the Note shall be a lawful direct general obligation of the City payable from general funds of the City and such other sources of payment as are otherwise lawfully available.

Section 5. Designation of Note for purposes of Section 265(b)(3)

The Corporate Authorities designate the Note for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), as a qualified tax-exempt obligation, and in support of such designation, the Corporate Authorities covenant, represent and certify as follows:

- (a) the Note is not nor shall be a "private activity bond" as defined in Section 141 of the Code;
- (b) including the Note, the City (including any entities subordinate to the City) does not reasonably expect to issue tax-exempt obligations in an amount in excess of \$10,000,000 during the calendar year of issuance of the Note; and
- (c) including the Note, not more than \$10,000,000 of obligations issued by the City (including any entities subordinate thereto and entities issuing obligations on behalf of the City) during the calendar year of issuance of the Note will be designated by the City for purposes of Section 265(b)(3) of the Code.

Section 6. Reimbursement; Declaration of Official Intent

This Ordinance is a declaration of official intent under Treasury Regulation §1.150-2. The City declares its official intent that it reasonably expects to reimburse capital expenditures for purchase of the Equipment paid prior to the issuance of the Note with proceeds from the sale of the Note. No capital expenditure paid earlier than sixty (60) days prior to the adoption of this Ordinance will be reimbursed.

Section 7. Debt Limit Not Exceeded

The Corporate Authorities find and determine that the City is not indebted in any manner or for any purpose, including the Note and existing indebtedness of the City, to an amount in the aggregate exceeding 8.625% on the value of the taxable property in the City as ascertained by the last assessment for state and county purposes. The Corporate Authorities certify the indebtedness of the City, including the Note and all other indebtedness of the City, does not exceed the limitation on municipal indebtedness provide in Section 5/8-5-1 of the Municipal Code and that the Note, together with all other indebtedness of the City, is within every debt or other limit prescribed by law.

Section 8. Approval and Execution of Documents

The Note in substantially the form thereof which has been presented before this meeting, is hereby ratified, confirmed and approved, and the Mayor is hereby authorized and directed to execute the Note for and on behalf of the City, and the City Clerk is hereby authorized to attest the same, including with such changes therein as the officers of the City executing the Note shall approve subject to the limitations contained in this Ordinance, their approval thereof being conclusive evidence of the City's approval of any such changes therein from the form thereof now pending before this meeting.

Section 9. Other Actions Authorized

The Mayor, City Clerk and City Attorney are hereby authorized and directed to execute and deliver on behalf of the City all documents and do all things necessary, essential, or convenient to carry out and give effect to the purpose and intent of this Ordinance, including but not limited to the filing of Form 8038-

G pursuant to the Code. All acts and doings of the officials of the City, past, present, and future, which are in conformity with the purpose and intent of this Ordinance, are hereby, in all respects, ratified, approved, authorized and confirmed.

Section 10. Certification

The Corporate Authorities certify that all acts, conditions and things required to be done, exist and be performed precedent to and in the issuance of the Note in order to make it a legal, valid and binding obligation of the City have been done, exist and have been performed in regular and due time, form and manner as required by law.

Section 11. Severability

If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

Section 12. Repealer

All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

Section 13. Publication

A full, true, and complete copy of this Ordinance shall be published in pamphlet form.

Section 14. Effective Date

This Ordinance shall be in full force and effect upon passage and approval.

PASSED by the Corporate Authorities on January 26, 2026.

APPROVED: January 26, 2026.

Mayor

AYES: _____

NAYS: _____

ABSENT: _____

PUBLISHED in pamphlet form on January 27, 2026.

RECORDED and filed in the office of the City Clerk on January 27, 2026.

ATTEST:

City Clerk
(SEAL)

CERTIFICATE

I, Robin, Throneburg, City Clerk of the City of Monticello, Piatt County, Illinois (the “City”), hereby certify that the foregoing Ordinance 2026-15 “An Ordinance authorizing the City of Monticello to borrow funds and to execute and issue a promissory note of the City and associated documents” (the “Ordinance”) is a true copy of an original Ordinance which was duly adopted by the recorded affirmative votes of a majority of the members of the City Council of the City (the “Council”), at a meeting thereof which was duly called and held in compliance with the Open Meetings Act on January 26, 2026, and at which a quorum was present and acting throughout, and that such copy has been compared by me with the original Ordinance signed by the Mayor of the City and recorded in the Ordinance book of the City and that it is a correct transcript thereof and of the whole of such Ordinance, and that such Ordinance has not been altered, amended, repealed or revoked, but is in full force and effect.

I do further certify that the deliberations of the Council on the adoption of said Ordinance were taken openly, that the vote on the adoption of said Ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice, that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Council at least 48 hours in advance of the holding of said meeting, that said agenda contained a separate specific item concerning the proposed adoption of the Ordinance and that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, the Local Government Debt Reform Act of the State of Illinois, as amended, and the Municipal Code of the State of Illinois, as amended, and that the Council has complied with all of the applicable provisions of said Acts and said Code and with all of the procedural rules of the Council.

I do further certify that neither the Mayor nor any member of the Council is in any manner whatsoever interested, either directly or indirectly, in his or her own name or the name of any other person, association, trust or corporation, in the agreement between the City and First State Bank for the making of the Loan or purchase of the Note as provided in the Ordinance.

I do further certify that the Ordinance was published in pamphlet form by authority of the Council, and that said ordinance as so published was on said date readily available for public inspection and distribution, in sufficient number to meet the needs of the general public, at my office as City Clerk located in the City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Monticello, Piatt County, Illinois this _____, 2026.

City Clerk

(SEAL)

Exhibit A to Ordinance

PROMISSORY NOTE

Borrower: City of Monticello
210 North Hamilton
Monticello, IL 61856

Lender: FIRST STATE BANK AND TRUST
201 West Main Street
P.O. Box 260
Monticello, IL 61856

Principal Amount: \$169,200.00

Interest Rate: 4.500%

Date of Note: January 27, 2026

PROMISE TO PAY. City of Monticello, of the County of Piatt, State of Illinois ("Borrower") promises to pay to FIRST STATE BANK AND TRUST ("Lender"), or order, in lawful money of the United States of America, the principal amount of One Hundred Sixty-nine Thousand Two Hundred & 00/100 Dollars (\$169,200.00), together with interest on the unpaid principal balance from January 27, 2026, calculated as described in the "INTEREST CALCULATION METHOD" paragraph using an interest rate of 4.500%, until paid in full.

PAYMENT. Borrower will pay this loan in 4 payments of \$47,166.09 each payment. Borrower's first payment is due January 27, 2027, and all subsequent payments are due on the same day of each year after that. Borrower's final payment will be due on January 27, 2030, and will be for all principal and all accrued interest not yet paid. Payments include principal and interest. Unless otherwise agreed or required by applicable law, payments will be applied first to any accrued unpaid interest; then to principal; and then to any unpaid collection costs. Borrower will pay Lender at Lender's address shown above or at such other place as Lender may designate in writing.

INTEREST CALCULATION METHOD. Interest on this Note is computed on a 365/365 simple interest basis; that is, by applying the ratio of the interest rate over the number of days in a year (365 for all years, including leap years), multiplied by the outstanding principal balance, multiplied by the actual number of days the principal balance is outstanding. All interest payable under this Note is computed using this method.

PREPAYMENT. Borrower may pay without penalty all or a portion of the amount owed earlier than it is due. Early payments will not, unless agreed to by Lender in writing, relieve Borrower of Borrower's obligation to continue to make payments under the payment schedule. Rather, early payments will reduce the principal balance due and may result in Borrower's making fewer payments. Borrower agrees not to send Lender payments marked "paid in full", "without recourse", or similar language. If Borrower sends such a payment, Lender may accept it without losing any of Lender's rights under this Note, and Borrower will remain obligated to pay any further amount owed to Lender. **All written communications concerning disputed amounts, including any check or other payment instrument that indicates that the payment constitutes "payment in full" of the amount owed or that is tendered with other conditions or limitations or as full satisfaction of a disputed amount must be mailed or delivered to: FIRST STATE BANK AND TRUST, 201 West Main Street, P.O. Box 260, Monticello, IL 61856.**

DEFAULT. Each of the following shall constitute an event of default ("Event of Default") under this Note:

Payment Default. Borrower fails to make any payment when due under this Note.

Other Defaults. Borrower fails to comply with or to perform any other term, obligation, covenant or condition contained in this Note or in any of the related documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Borrower.

Default in Favor of Third Parties. Borrower defaults under any loan, extension of credit, security agreement, purchase or sales agreement, or any other agreement, in favor of any other creditor or person that may materially affect any of Borrower's property or Borrower's ability to repay this Note or perform Borrower's obligations under this Note or any of the related documents.

False Statements. Any warranty, representation or statement made or furnished to Lender by Borrower or on Borrower's behalf under this Note or the related documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

Dissolution or Insolvency. The dissolution or termination of Borrower's existence as a going entity, the insolvency of Borrower, the appointment of a receiver for any part of Borrower's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Borrower.

Creditor or Forfeiture Proceedings. Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Borrower or by any governmental agency, or a garnishment of any of Borrower's accounts, including deposit accounts, with Lender.

Adverse Change. A material adverse change occurs in Borrower's financial condition, or Lender believes the prospect of payment or performance of this Note is impaired.

LENDER'S RIGHTS. Upon default, Lender may declare the entire unpaid principal balance under this Note and all accrued unpaid interest immediately due, and then Borrower will pay that amount.

ATTORNEYS' FEES; EXPENSES. Lender may hire or pay someone else to help collect this Note if Borrower does not pay. Borrower will pay Lender that amount. This includes, subject to any limits under applicable law, Lender's attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including attorneys' fees, expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), and appeals. If not prohibited by applicable law, Borrower also will pay any court costs, in addition to all other sums provided by law.

GOVERNING LAW. This Note will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Illinois without regard to its conflicts of law provisions. This Note has been accepted by Lender in the State of Illinois.

CHOICE OF VENUE. If there is a lawsuit, Borrower agrees upon Lender's request to submit to the jurisdiction of the courts of Piatt County, State of Illinois.

SUCCESSOR INTERESTS. The terms of this Note shall be binding upon Borrower, and upon Borrower's heirs, personal representatives, successors and assigns, and shall inure to the benefit of Lender and its successors and assigns.

GENERAL PROVISIONS. If any part of this Note cannot be enforced, this fact will not affect the rest of the Note. Lender may delay or forgo enforcing any of its rights or remedies under this Note without losing them. Borrower, to the extent allowed by law, waive presentment, demand for payment, and notice of dishonor. Upon any change in the terms of this Note, and unless otherwise expressly stated in writing, no party who signs this Note, shall be released from liability. The obligations under this Note are joint and several.

PRIOR TO SIGNING THIS NOTE, BORROWER READ AND UNDERSTOOD ALL THE PROVISIONS OF THIS NOTE. BORROWER AGREES TO THE TERMS OF THE NOTE.

BORROWER ACKNOWLEDGES RECEIPT OF A COMPLETED COPY OF THIS PROMISSORY NOTE.

BORROWER:

CITY OF MONTICELLO

By: _____
Larry Stoner, Mayor

Attest: _____
Robin Throneburg, City Clerk



CITY COUNCIL MEMORANDUM



ITEM: Ordinance 2026-16: An Ordinance Declaring Surplus Property and Authorizing the Purchase of Property	DEPARTMENT: City Administration
AGENDA SECTION: New Business	SUBMITTED BY: Terry Summers, City Administrator
ATTACHMENTS: (X) ORDINANCE () RESOLUTION () OTHER SUPPORTING DOCUMENTS	DATE: January 22, 2026

BACKGROUND:

This ordinance provides for trading in our John Deere manure spreader towards a Kubota Diesel Zero Turn Mower with a 72" deck from Jennings Implement Company. This fleet replacement was discussed and approved within the fiscal year 2026 budget.

RECOMMENDED ACTION:

It is recommended that the City Council discuss and approve Ordinance 2026-16 as presented.

CITY OF MONTICELLO
PIATT COUNTY, ILLINOIS

ORDINANCE NO. 2026-16

“AN ORDINANCE DECLARING SURPLUS PROPERTY AND
AUTHORIZING THE PURCHASE OF PROPERTY”

ADOPTED BY THE
CITY COUNCIL
CITY OF MONTICELLO
THIS 26th DAY OF JANUARY, 2026

Published in pamphlet form by authority of the City Council of the City of Monticello, Piatt County, Illinois, this 27th day of January, 2026.

**CITY OF MONTICELLO
PIATT COUNTY, ILLINOIS**

ORDINANCE NO. 2026-16

**“AN ORDINANCE DECLARING SURPLUS PROPERTY AND
AUTHORIZING THE PURCHASE OF PROPERTY”**

WHEREAS, the City desires to dispose of a John Deere 350 manure spreader (VIN W00350X0022065), and

WHEREAS, the City Council of the City of Monticello deems it necessary to purchase a Kubota Diesel Zero Turn Mower with 72” deck, herein after “New Equipment”; and

WHEREAS, the City has negotiated a contract with Jennings Implement Company in which the City trades to Jennings Implement Company the John Deere 350 manure spreader (VIN W00350X0022065) for credit against the purchase price of the New Equipment, leaving a net purchase price of \$19,400.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Monticello, Piatt County, Illinois, as follows:

1. The recitals set forth above are hereby incorporated into this Ordinance and made a part hereof as if fully set forth herein.
2. The City hereby declares the aforementioned equipment to be surplus and authorizes the City Administrator to trade aforementioned equipment to Jennings Implement Company, in exchange for a credit against the purchase price to be paid for the New Equipment.
3. The City Administrator of the City of Monticello is hereby authorized to execute the purchase of the New Equipment as described above in the amount of Nineteen thousand four hundred and 00/100 Dollars (\$19,400.00).
4. **Effective Date.** That this Ordinance shall be effective forthwith upon its passage and its approval, and a copy hereof shall be published in pamphlet form by the City Clerk.

Passed by the City Council of the City of Monticello, Piatt County, this 26th day of January, 2026, by the following roll-call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Robin Throneburg, City Clerk
City of Monticello, Piatt County, Illinois

Approved by the City of Monticello
this 26th day of January, 2026.

Larry Stoner, Mayor
City of Monticello, Piatt County, Illinois

ATTEST:

Robin Throneburg, City Clerk
City of Monticello, Piatt County, Illinois

CERTIFICATE OF PUBLICATION

I, Robin Throneburg, City Clerk of the City of Monticello, Piatt County, Illinois, do hereby certify that the foregoing and attached AN ORDINANCE DECLARING SURPLUS PROPERTY AND AUTHORIZING THE PURCHASE OF PROPERTY is a true and correct copy of said Ordinance duly adopted and enacted by the City Council of Monticello, Illinois, at its regular meeting on the 26th day of January, 2026, by the following roll-call vote: ayes: ; nays: ; absent: ; and that the same was published by publication in pamphlet form on the 27th day of January, 2026.

Robin Throneburg, City Clerk
City of Monticello, Piatt County, Illinois



**CITY COUNCIL
MEMORANDUM**



ITEM: Ordinance 2026-17: An Ordinance Declaring Surplus Property and Authorizing the Purchase of Property	DEPARTMENT: City Administration
AGENDA SECTION: New Business	SUBMITTED BY: Terry Summers, City Administrator
ATTACHMENTS: (X) ORDINANCE () RESOLUTION () OTHER SUPPORTING DOCUMENTS	DATE: January 22, 2026

BACKGROUND:

This ordinance provides for trading in our old Rotary Post Lift towards a new Rotary Post Lift from Dust & Sons Auto Supplies. This fleet replacement was not discussed nor approved within the fiscal year 2026 budget. If approved, we will include this additional expenditure in the appropriation ordinance. Safety concerns have recently been brought to my attention with our existing lift and we feel that it is paramount to replace it sooner rather than later. The purchase price of the new lift includes removal of the old lift and installation of the new lift. We will also implement an annual inspection and necessary maintenance of this new lift.

RECOMMENDED ACTION:

It is recommended that the City Council discuss and approve Ordinance 2026-17 as presented.

CITY OF MONTICELLO
PIATT COUNTY, ILLINOIS

ORDINANCE NO. 2026-17

“AN ORDINANCE DECLARING SURPLUS PROPERTY AND
AUTHORIZING THE PURCHASE OF PROPERTY”

ADOPTED BY THE
CITY COUNCIL
CITY OF MONTICELLO
THIS 26th DAY OF JANUARY, 2026

Published in pamphlet form by authority of the City Council of the City of Monticello, Piatt County, Illinois, this 27th day of January, 2026.

**CITY OF MONTICELLO
PIATT COUNTY, ILLINOIS**

ORDINANCE NO. 2026-17

**“AN ORDINANCE DECLARING SURPLUS PROPERTY AND
AUTHORIZING THE PURCHASE OF PROPERTY”**

WHEREAS, the City desires to dispose of a Rotary Post Lift (Serial No. SP010N500), and

WHEREAS, the City Council of the City of Monticello deems it necessary to purchase a Rotary Post Lift (Serial No. SP012N105BL), herein after “New Equipment”; and

WHEREAS, the City has negotiated a contract with Dust & Sons Auto Supplies in which the City trades the Rotary Post Lift (Serial No. SP010N500) to Dust & Sons Auto Supplies for credit against the purchase price of the New Equipment, leaving a net purchase price of \$12,510.98.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Monticello, Piatt County, Illinois, as follows:

1. The recitals set forth above are hereby incorporated into this Ordinance and made a part hereof as if fully set forth herein.
2. The City hereby declares the aforementioned equipment to be surplus and authorizes the City Administrator to trade aforementioned equipment to Dust & Sons Auto Supplies, in exchange for a credit against the purchase price to be paid for the New Equipment.
3. The City Administrator of the City of Monticello is hereby authorized to execute the purchase of the New Equipment as described above in the amount of Twelve Thousand Five Hundred Ten and 98/100 Dollars (\$12,510.98).
4. **Effective Date.** That this Ordinance shall be effective forthwith upon its passage and its approval, and a copy hereof shall be published in pamphlet form by the City Clerk.

Passed by the City Council of the City of Monticello, Piatt County, this 26th day of January, 2026, by the following roll-call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Robin Throneburg, City Clerk
City of Monticello, Piatt County, Illinois

Approved by the City of Monticello
this 26th day of January, 2026.

Larry Stoner, Mayor
City of Monticello, Piatt County, Illinois

ATTEST:

Robin Throneburg, City Clerk
City of Monticello, Piatt County, Illinois

CERTIFICATE OF PUBLICATION

I, Robin Throneburg, City Clerk of the City of Monticello, Piatt County, Illinois, do hereby certify that the foregoing and attached AN ORDINANCE DECLARING SURPLUS PROPERTY AND AUTHORIZING THE PURCHASE OF PROPERTY is a true and correct copy of said Ordinance duly adopted and enacted by the City Council of Monticello, Illinois, at its regular meeting on the 26th day of January, 2026, by the following roll-call vote: ayes: ; nays: ; absent: ; and that the same was published by publication in pamphlet form on the 27th day of January, 2026.

Robin Throneburg, City Clerk
City of Monticello, Piatt County, Illinois