



## City Council Meeting Agenda

Monday March 23, 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](mailto: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 Dated March 10, 2026 Through March 23, 2026)**

Documents:

[CLAIMS 3.10.2026 THROUGH 3.23.2026.PDF](#)

**3.2. Meeting Minutes – City Council Meeting Minutes March 9, 2026**

Documents:

[CITY COUNCIL MEETING MINUTES 3.09.2026.PDF](#)

**4. Mayor's Report**

**5. Old Business**

**6. New Business**

**6.1. Resolution 2026-23: A Resolution Authorizing And Approving The Transfer Of Property From Roger Huisinga To The City Of Monticello, Piatt County, IL**

Documents:

[CC MEMO - RESOLUTION 2026-23 HUISINGA ROW PROPERTY TRANSFER.PDF](#)  
[RESOLUTION 2026-23 APPROVING PROPERTY TRANSFER TO CITY FROM HUISINGA.I.PDF](#)  
[RESOLUTION 2026-23 EXHIBIT A - ROW PLAT.PDF](#)  
[RESOLUTION 2026-23 EXHIBIT B CONTRACT FOR RIGHT OF WAY.PDF](#)  
[RESOLUTION 2026-23 VICINITY MAP.PDF](#)

**6.2. Ordinance 2026-24: An Ordinance Approving The Final Plat Of Huisinga Subdivision, Monticello, Piatt County, IL**

Documents:

[CC MEMO - HUISINGA SUBDIVISION FINAL PLAT.PDF](#)  
[ORDINANCE 2026-24 HUISINGA FINAL PLAT.PDF](#)  
[PLAT MINOR SUBDIVISION - HUISINGA.PDF](#)  
[VICINITY MAP.PDF](#)

**7. Alderman's Reports**

**8. Police Chief's Report**

**9. City Administrator's Report**

**10. Closed Session: 5 ILCS 120/2(C)(11) Litigation Pending Or Imminent**

**11. 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
<b>GENERAL FUND</b>				
<b>ADMINISTRATION</b>				
CARDMEMBER SERVICE	ADMIN SUPPLIES	963.73	.00	01-51164-00
INTEGRATED PEST MANAGEMENT	PEST CONTROL/MUN.BLDG	40.00	.00	01-51171-01
AREA-WIDE TECHNOLOGIES	COMPUTER SUPPORT	300.00	.00	01-51171-03
AREA-WIDE TECHNOLOGIES	ACCESS POINT ADMIN	292.17	.00	01-51171-04
AREA-WIDE TECHNOLOGIES	MONTHLY MAINTENANCE	310.00	.00	01-51171-04
AREA-WIDE TECHNOLOGIES	ACCESS POINT LC	292.16	.00	01-51171-07
INTEGRATED PEST MANAGEMENT	PEST CONTROL LC	65.00	.00	01-51171-07
ANCEL GLINK P.C.	LEGAL FEES	840.05	.00	01-51172-01
FLEXIBLE BENEFIT SERVICE LLC	HRA MONTHLY FEE	158.05	.00	01-51172-04
FLEXIBLE BENEFIT SERVICE LLC	COBRA MONTHLY FEE	100.00	.00	01-51172-04
WEX HEALTH INC	HRA SERVICES	150.40	.00	01-51172-04
FRONTIER	FAX NUMBER	96.54	.00	01-51173-00
AMEREN IP	ELECTRIC/GAS ADMIN	128.47	.00	01-51175-00
MANSFIELD POWER & GAS LLC	GAS SERVICE ADMIN	93.90	.00	01-51175-00
AMEREN IP	ELECTRIC/GAS LC	138.56	.00	01-51175-01
MANSFIELD POWER & GAS LLC	GAS SERVICE LC	110.30	.00	01-51175-01
CARDMEMBER SERVICE	TRAVEL CM	125.40	.00	01-51176-00
FIREPROOF GARAGE LLC	RECURRING CHARGES	150.00	.00	01-51177-02
FITNESS PREMIER	RECURRING FEES	150.00	.00	01-51177-02
Total ADMINISTRATION:		4,504.73	.00	
<b>POLICE</b>				
CARDMEMBER SERVICE	POLICE SUPPLIES	186.41	.00	01-51364-00
INTEGRATED PEST MANAGEMENT	PEST CONTROL POLICE	40.00	.00	01-51371-01
AREA-WIDE TECHNOLOGIES	COMPUTER SUPPORT	330.00	.00	01-51371-03
AREA-WIDE TECHNOLOGIES	MONTHLY MAINTENANCE	110.00	.00	01-51371-04
AMEREN IP	ELECTRIC/GAS POLICE	209.61	.00	01-51373-00
FRONTIER	TELEPHONE SERVICE POLICE	43.19	.00	01-51373-00
MANSFIELD POWER & GAS LLC	GAS SERVICE POLICE	231.02	.00	01-51375-00
MONTICELLO CITY UTILITY SERV	WATER/POIICE	28.33	.00	01-51375-00
Total POLICE:		1,178.56	.00	
<b>FIRE</b>				
AREA-WIDE TECHNOLOGIES	MONTHLY MAINTENANCE	30.00	.00	01-51471-04
VERIZON WIRELESS	FIRE TABLET INTERNET	144.04	.00	01-51473-00
CARDMEMBER SERVICE	FIRE SUPPLIES	852.74	.00	01-51480-06
Total FIRE:		1,026.78	.00	
<b>PUBLIC WORKS</b>				
WELDSTAR COMPANY	WELDING SUPPLIES	122.01	.00	01-51543-00
PREMIER COOPERATIVE INC	DIESEL FUEL	193.28	.00	01-51561-00
CARDMEMBER SERVICE	PW SUPPLIES	728.79	.00	01-51564-00
INDUSTRIAL RUBBER	HOSE FOR BACKHOE	381.47	.00	01-51564-00
R P LUMBER CO INC	PW MISC SUPPLIES	6.99	.00	01-51564-00
SMITH, KEN	REIMB FOR MENARDS PURCHASE	104.92	.00	01-51564-00
CARDMEMBER SERVICE	BEAUTIFICATION	6,874.05	.00	01-51564-08
CARDMEMBER SERVICE	BLDG SUPPLIES	268.32	.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

Vendor Name	Description	Net Invoice Amount	Amount Paid	GL Account Number
R P LUMBER CO INC	BLDG SUPPLIES	275.89	.00	01-51571-01
CARDMEMBER SERVICE	VEHC MAINT	306.41	.00	01-51571-02
CIT TRUCKS - CHAMPAIGN	TRUCK MAINT	105.96	.00	01-51571-02
GLASCOCK EQUIPMENT & SALES	MANURE SPREADER PARTS	213.34	.00	01-51571-02
MARTIN EQUIPMENT OF IL	VEHICLE MAINTENANCE	535.26	.00	01-51571-02
MARTIN EQUIPMENT OF IL	BACKHOE REPAIRS	86.35	.00	01-51571-02
MOTION INDUSTRIES	MISC SUPPLIES	108.68	.00	01-51571-02
SMITH, KEN	REIMB FOR CITY PURCHASES	192.00	.00	01-51571-02
WALKER TIRE & EXHAUST	TIRES	587.00	.00	01-51571-02
AREA-WIDE TECHNOLOGIES	COMPUTER SUPPORT	210.00	.00	01-51571-03
AREA-WIDE TECHNOLOGIES	MONTHLY MAINTENANCE	40.00	.00	01-51571-04
DUNN COMPANY	COLD PATCH	1,935.50	.00	01-51571-06
R P LUMBER CO INC	ROAD SUPPLIES	155.04	.00	01-51571-06
JL HELMUTH LLC	TREE REMOVAL	2,500.00	.00	01-51572-05
EARTH SERVICES	TIRE REMOVAL	526.00	.00	01-51572-07
REPUBLIC SERVICES INC	MUNICIPAL WASTE	935.55	.00	01-51572-07
MONTICELLO CITY UTILITY SERV	WATER/PW	28.33	.00	01-51575-00
MONTICELLO CITY UTILITY SERV	WATER/PW	59.66	.00	01-51575-00
MONTICELLO CITY UTILITY SERV	WATER/PW	28.33	.00	01-51575-00
HEDGE TO EDGE INC	ZERO TURN MOWER	11,361.41	.00	01-51580-59
Total PUBLIC WORKS:		28,966.54	.00	
<b>RECREATION</b>				
CARDMEMBER SERVICE	REC SUPPLIES	56.45	.00	01-51664-00
AREA-WIDE TECHNOLOGIES	COMPUTER SUPPORT	210.00	.00	01-51671-03
AREA-WIDE TECHNOLOGIES	MONTHLY MAINTENANCE	40.00	.00	01-51671-04
FRONTIER	REC HOTLINE	101.39	.00	01-51673-02
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	MC LIFEGUARD TRAINING	275.00	.00	01-51676-00
CARDMEMBER SERVICE	EASTER EGG SUPPLIES	45.33	.00	01-51678-09
SAM'S CLUB	EASTER EGG HUNT SUPPLIES	248.80	.00	01-51678-09
Total RECREATION:		1,007.29	.00	
<b>AQUATIC CENTER/POOL</b>				
CARDMEMBER SERVICE	POOL MAINTENANCE	1,080.87	.00	01-51771-01
AMEREN IP	ELECTRIC/GAS POOL	229.21	.00	01-51775-00
Total AQUATIC CENTER/POOL:		1,310.08	.00	
<b>CAPITAL IMPROVEMENTS DEPT</b>				
FASPRINT	OBERHEIM PARK PLANS	41.22	.00	01-51880-83
ESCA CONSULTANTS INC	WASHINGTON ST STREETScape PE	400.00	.00	01-51880-93
Total CAPITAL IMPROVEMENTS DEPT:		441.22	.00	
Total GENERAL FUND:		38,435.20	.00	
<b>WATER WORKS</b>				
<b>WATER WORKS</b>				
WATERLY	WATERLY SUBSCRIPTION - WATER	3,800.00	.00	02-52143-00
BRENNTAG MID-SOUTH INC	CREDIT	900.00-	.00	02-52162-01
BRENNTAG MID-SOUTH INC	CREDIT	900.00-	.00	02-52162-01
BRENNTAG MID-SOUTH INC	CHLORINE	2,552.00	.00	02-52162-01
BRENNTAG MID-SOUTH INC	CREDIT	593.00-	.00	02-52162-01
BRENNTAG MID-SOUTH INC	CREDIT	75.00-	.00	02-52162-03

Vendor Name	Description	Net Invoice Amount	Amount Paid	GL Account Number
BRENNTAG MID-SOUTH INC	CREDIT	75.00-	.00	02-52162-03
BRENNTAG MID-SOUTH INC	HYDRO ACID	322.75	.00	02-52162-03
WATER SOLUTIONS UNLIMITED	PHOSPHATE	1,524.52	.00	02-52162-04
BRENNTAG MID-SOUTH INC	CREDIT	50.00-	.00	02-52162-11
BRENNTAG MID-SOUTH INC	CREDIT	50.00-	.00	02-52162-11
BRENNTAG MID-SOUTH INC	HYDROGEN PEROXIDE	315.00	.00	02-52162-11
CARDMEMBER SERVICE	WATER SUPPLIES	202.06	.00	02-52164-00
NIEMANN FOODS INC	WATER SUPPLIES	40.28	.00	02-52164-00
AREA-WIDE TECHNOLOGIES	COMPUTER SUPPORT	90.00	.00	02-52171-03
AREA-WIDE TECHNOLOGIES	MONTHLY MAINTENANCE	30.00	.00	02-52171-04
CARDMEMBER SERVICE	SHIPPING	14.60	.00	02-52172-05
PACE ANALYTICAL SERVICES LLC	WATER TESTING	25.00	.00	02-52172-05
PACE ANALYTICAL SERVICES LLC	WATER TESTING	36.00	.00	02-52172-05
CARDMEMBER SERVICE	CAMERA SYSTEM	140.27	.00	02-52172-06
REPUBLIC SERVICES INC	SQUARE TRASH SERVICE	497.75	.00	02-52172-06
REPUBLIC SERVICES INC	REFUSE & RECYCLING PROGRAM	52,213.57	.00	02-52172-06
AMEREN IP	ELECTRIC/GAS WATER	437.91	.00	02-52175-00
MANSFIELD POWER & GAS LLC	GAS SERVICE WATER	627.96	.00	02-52175-00
Total WATER WORKS:		60,226.67	.00	
Total WATER WORKS:		60,226.67	.00	
<b>SANITATION</b>				
<b>SANITATION</b>				
HACH CO	LBOD PROBE W/CABLE	1,802.59	.00	04-54743-00
HAWKINS INC	CONTAINERS	40.00	.00	04-54762-00
CARDMEMBER SERVICE	WWTP SUPPLIES	174.00	.00	04-54764-00
OMNISITE	DUCKY LIFT STATION WIRELESS SERVICE	260.60	.00	04-54771-03
AREA-WIDE TECHNOLOGIES	MONTHLY MAINTENANCE	40.00	.00	04-54771-05
EUROFINS ENVIRO TESTING N CENTRAL LLC	WATER TESTING	150.00	.00	04-54772-04
WACHTER	ANNUAL CALIBRATIONS	312.50	.00	04-54772-04
FRONTIER	TELEPHONE SERVICE LIFT STATIONS	202.78	.00	04-54773-00
MONTICELLO CITY UTILITY SERV	WATER/WWTP	19.99	.00	04-54775-00
MONTICELLO CITY UTILITY SERV	WATER/WWTP	11.66	.00	04-54775-00
CARDMEMBER SERVICE	WWTP TRAINING	626.85	.00	04-54777-00
FEHR GRAHAM	WWTP NPDES PERMITTING	5,000.00	.00	04-54780-31
Total SANITATION:		8,640.97	.00	
Total SANITATION:		8,640.97	.00	
<b>MOTOR FUEL TAX</b>				
<b>EXPENDITURES</b>				
ESCA CONSULTANTS INC	ALT 4A ACCESS	4,795.38	.00	05-55173-12
Total EXPENDITURES:		4,795.38	.00	
Total MOTOR FUEL TAX:		4,795.38	.00	
Grand Totals:		112,098.22	.00	

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Vendor Name	Description	Net Invoice Amount	Amount Paid	GL Account Number
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Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

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City Recorder: \_\_\_\_\_

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Report Criteria:

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

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## **MONTICELLO CITY COUNCIL**

March 9, 2026

Mayor Stoner called the meeting to order and led the Council in the Pledge of Allegiance. Steve Keagle from the Lodge Church then led the Council in prayer. Roll call was taken by the City Clerk.

### **Roll Call:**

Present: REED, WOODHAM, CARY, LIVELY, YOON, BURRIS, KOON

Absent: BROADRICK

Also Present: Terry Summers, City Administrator; Nancy Frazee, Utility Billing Clerk; Callie McFarland, Director of Community Development; Chief Rob Bross, MPD; Chief John Rupkey, MFRD

### **Public Participation:**

Rob Dixon stated that he lives next door to the property the Christian Church is currently developing a house for the pastoral staff. My wife and I gave the church an easement for the stormwater detention basins they constructed to compensate for their impact to the runoff coefficient for the church parking lot and sanctuary. Mr. Dixon wants to ensure with the new house being built on the property that the runoff will be handled by the stormwater detention basins. He has spoken with numerous personnel at the City as well as the construction crew along with the group that designed the current stormwater detention base which could only accommodate the current structures on the property. It was stated that City personnel would be looking into this matter and they will be in touch with him.

No remote participation.

### **Consent Agenda:**

Claims Report (Claims dated February 24, 2006 through March 9, 2026)

Meeting Minutes – City Council Meeting Minutes February 23, 2026

Budget Report – January 2026

Permit Report – February 2026

Police Report – February 2026

Fire Report – February 2026

A motion was made by Alderman Woodham seconded by Alderman Burris, to approve the Consent Agenda items. The motion passed 7-0.

### **Mayor's Report:**

None

### **Old Business:**

None

### **New Business:**

## **Public Hearing - Annual Appropriation Ordinance 2026-22**

This is an opportunity to provide public comment relating to the annual appropriation.

The Mayor opens the public hearing at 7:13pm and closed the public hearing at 7:14pm.

### **Ordinance 2026-22: An Ordinance for the Appropriation for the Fiscal Year Commencing on January 1, 2026 Ending on December 31, 2026 for the City of Monticello, Piatt County, Illinois**

Terry Summers presented the following:

The City Council annually adopts an appropriation ordinance, which must be passed during the first quarter of each fiscal year. A Public Hearing is held prior to the consideration of the appropriation ordinance and was placed on this agenda and scheduled earlier during this City Council meeting. (The public hearing notice was published in the February 25<sup>th</sup> and March 4<sup>th</sup>, 2026 edition of the Piatt County Journal Republican in accordance with State Statutes).

The appropriation ordinance serves as the City's legal spending authority and sets the maximum legal spending limit for the year. The appropriation ordinance is slightly inflated over the adopted FY 2026 Budget to allow for unforeseen revenues and/or expenditures.

The Appropriation Ordinance includes an additional \$14,300 for a new lift at the maintenance shed. It also reflects \$27,280 to accommodate anticipated increases in street lighting costs and \$30,000 to ensure adequate funding for street salt based on projected seasonal needs.

I would like to request a motion to add an expenditure of \$25,000 towards the Front Street project and approve Ordinance 2026-22 with this addition.

A motion was made by Alderman Woodham, seconded by Alderman Koon, to add expenditure of \$25,000 towards the Front Street project for Ordinance 2026-22. The motion passed 7-0.

A motion was made by Alderman Burris, seconded by Alderwoman Yoon, to approve amended Ordinance 2026-22. The motion passed 7-0.

### **Sangamon Valley CEO Presentation**

The city is such a great supporter of Sangamon Valley CEO. One of the best aspects of CEO is just getting to watch the growth of all of the students as they go through the program and what a huge impact our local professionals make in their lives each year. There were five students in attendance that shared their business ideas and they're over all experience within the program. On May 4th they will have booths at the trade show from 5pm – 7pm.

### **Aldermen Reports**

Alderwomen Yoon stated that she appreciates the Sangamon Valley CEO Presentation.

### **Police Chief's Report**

Chief Bross stated we had a presentation for the Cub Scout group at the community church last week. We went over forensic and evidence gathering. We had a couple officers receive DUI awards, Lieutenant Lansford and Officer Kearney for their DUI efforts last year. We had our first meeting with the Fireworks Committee and the fireworks will be inside the city limits this year. We are working with Piatt County Mental Health on a few things, such as the blue envelopes that have their driver and vehicle information in it for those on the autism spectrum and neurodivergent drivers. We will also be having an annual training to be able to identify a neurodivergent driver from a DUI driver or mental health issue.

## **Fire Chief's Report**

Chief Rupkey reviewed his monthly report and made a note of the amount of 33 calls the department received in February. In February we have three new members, we trained in downing our gear which is practicing putting on and taking off the gear properly to ensure safety. We trained on emergency SCBA escape, if your mask got knocked off, tank hose got cut, things that happen in a fire. We also trained on radio communications and scene size-up. We had two fires in the last week. Carle came out and we went over behavioral emergencies. We also did the city required sexual harassment and cybersecurity training. A member resigned in February as well.

## **City Administrator's Report**

None

## **City Council Meeting Adjournment**

A motion was made by Alderman Woodham, and seconded by Alderman Burris, to adjourn the meeting at 7:43pm.

Respectfully Submitted by:

Robin Throneburg  
City Clerk



**CITY COUNCIL  
MEMORANDUM**



<b>ITEM:</b> Resolution 2026-23: A Resolution Authorizing and Approving the Transfer of Property from Roger Husinga to the City of Monticello, Piatt County, IL	<b>DEPARTMENT:</b> City Administration
<b>AGENDA SECTION:</b> New Business	<b>SUBMITTED BY:</b> Jim Grabarczyk, Director of Planning and Development
<b>ATTACHMENTS:</b> <input type="checkbox"/> ORDINANCE <input checked="" type="checkbox"/> RESOLUTION <input checked="" type="checkbox"/> OTHER SUPPORTING DOCUMENTS	<b>DATE:</b> March 18 <sup>th</sup> , 2026

**BACKGROUND:**

The City of Monticello has been maintaining a section of Front Street that now comes to be transferred to the city. This is a section of Front Street the city currently has utilities located within but is currently owned by Roger Husinga. Also worth noting is Front Street is the only access to our lift station located adjacent to the tracks is through this section of Front Street. The negotiated amount to acquire the real estate is not to exceed \$16,520. The real estate is necessary to maintain infrastructure (pavement, sanitary sewer, storm water management, water main)

The real property owned and to be transferred per the sales contract by Roger Husinga located within the City of Monticello as legally described in **Exhibit A**.

In accordance with the attached “Contract for the Sale of Real Estate” the City is will be receiving the property from Roger Husinga at the execution of the Contract.

**RECOMMENDED ACTION:**

It is recommended that the City Council discuss and direct the City Administrator to execute the contract (**Exhibit B**) to purchase the property shown in **Exhibit A** at the regularly scheduled meeting **March 23<sup>rd</sup>, 2026**.

**RESOLUTION NO. 2026-23**

**A RESOLUTION AUTHORIZING AND APPROVING THE TRANSFER OF  
PROPERTY FROM ROGER HUISINGA TO THE  
CITY OF MONTICELLO**

(Part of PIN 05-12-18-005-001-00, Monticello, IL 61856)

**WHEREAS**, the City of Monticello (“*City*”) is a non-home rule municipality located in Piatt County, Illinois; and

**WHEREAS**, Roger Huisinga holds legal title to that certain parcel of property commonly known as part of PIN 05-12-18-005-001-00, Monticello, Illinois 61856, part of which is legally described in *EXHIBIT A* attached and incorporated herein by this reference (the “*Property*”); and

**WHEREAS**, the City has asked Roger Huisinga to transfer the Property to the City, and the City has declared that it is necessary and convenient for the City and in the best interest of the City and its residents, to use, occupy, and maintain the road and other utilities within the Property; and

**WHEREAS**, Roger Huisinga agrees to transfer the Property to the City in accordance with the terms of the contract between the City and Roger Huisinga; and

**WHEREAS**, Roger Huisinga has determined that it is in the best interest of Roger Huisinga to approve the transfer of Roger Huisinga’s rights and title in the Property to the City in accordance with the terms of the Contract for the Sale of Real Estate between the City and Roger Huisinga;

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

1. Accepts the terms set forth in the attached contract.
2. Directs the City Administrator to execute the Contract for the Sale of Real Estate of the property described in *EXHIBIT B*.
3. Effective Date. This Resolution 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 23<sup>rd</sup> day of March, 2026,  
by the following roll-call vote:

AYES:

NAYS:

ABSENT:

Approved by the City of Monticello this 23<sup>rd</sup> day of March, 2026.

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Larry Stoner, Mayor

ATTEST:

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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 A RESOLUTION AUTHORIZING AND APPROVING THE TRANSFER OF PROPERTY FROM ROGER HUISINGA TO THE CITY OF MONTICELLO 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 23<sup>rd</sup> day of March, 2026, by the following roll-call vote: ayes: ; nays: ; absent: ; and that the same was published by publication in pamphlet form on the 24<sup>th</sup> day of March, 2026.

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

Space for Recorder

# Plat of Survey

## Description of Property Surveyed

Part of Lots Four (4) and Five (5) of a Subdivision recorded in Book 26, Page 1 in the Recorder's Office of Piatt County being more particularly described as follows: beginning at the Southeast Corner of Lot Five (5) of a Subdivision recorded in Book 26, Page 1 in the Recorder's Office of Piatt County, thence along the South line of said Lot Five (5) thence North 89 degrees 51 minutes 22 seconds West a distance of 62.40 feet; thence North 16 degrees 17 minutes 56 seconds East a distance of 67.40 feet; thence North 04 degrees 27 minutes 22 seconds East a distance of 226.00 feet; thence North 04 degrees 25 minutes 51 seconds East a distance of 310.42 feet; thence South 85 degrees 31 minutes 40 seconds East a distance of 60.00 feet; thence South 04 degrees 28 minutes 20 seconds West a distance of 544.53 feet; thence South 16 degrees 28 minutes 20 seconds West a distance of 54.34 feet to the point of beginning, situated in the City of Monticello, Piatt County, Illinois and containing 0.826 acres more or less.

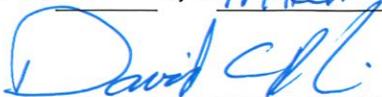
Surveyor notes:

1. Field work completed on March 2, 2026
2. No subsurface exploration was made.
3. No search was made for easements, vacations or dedications.
4. Bearings based on Illinois State Plane Coordinates, East Zone (NAD83) as determined by GPS Observation.
5. This plat is a true representation of a survey completed by me or under my direction.
6. This service conforms to the current Illinois Minimum Standards of Practice applicable to Boundary Surveys.

Note:

The property described in this survey is part of Parcel 05-00-54-001-903-00 as identified by the Assessor of Piatt County.

Dated this 4<sup>TH</sup> day of March 20 26



David C. Rankin  
Illinois Professional Land Surveyor No. 3355  
License Expires 11-30-2026

Survey Completed at the request of:

Roger Huisinga



Part of the E 1/2, SE 1/4,  
Section 12, T18N, R5E,  
3rd P.M., Piatt County,  
Illinois

**RANKIN LAND SURVEYING**

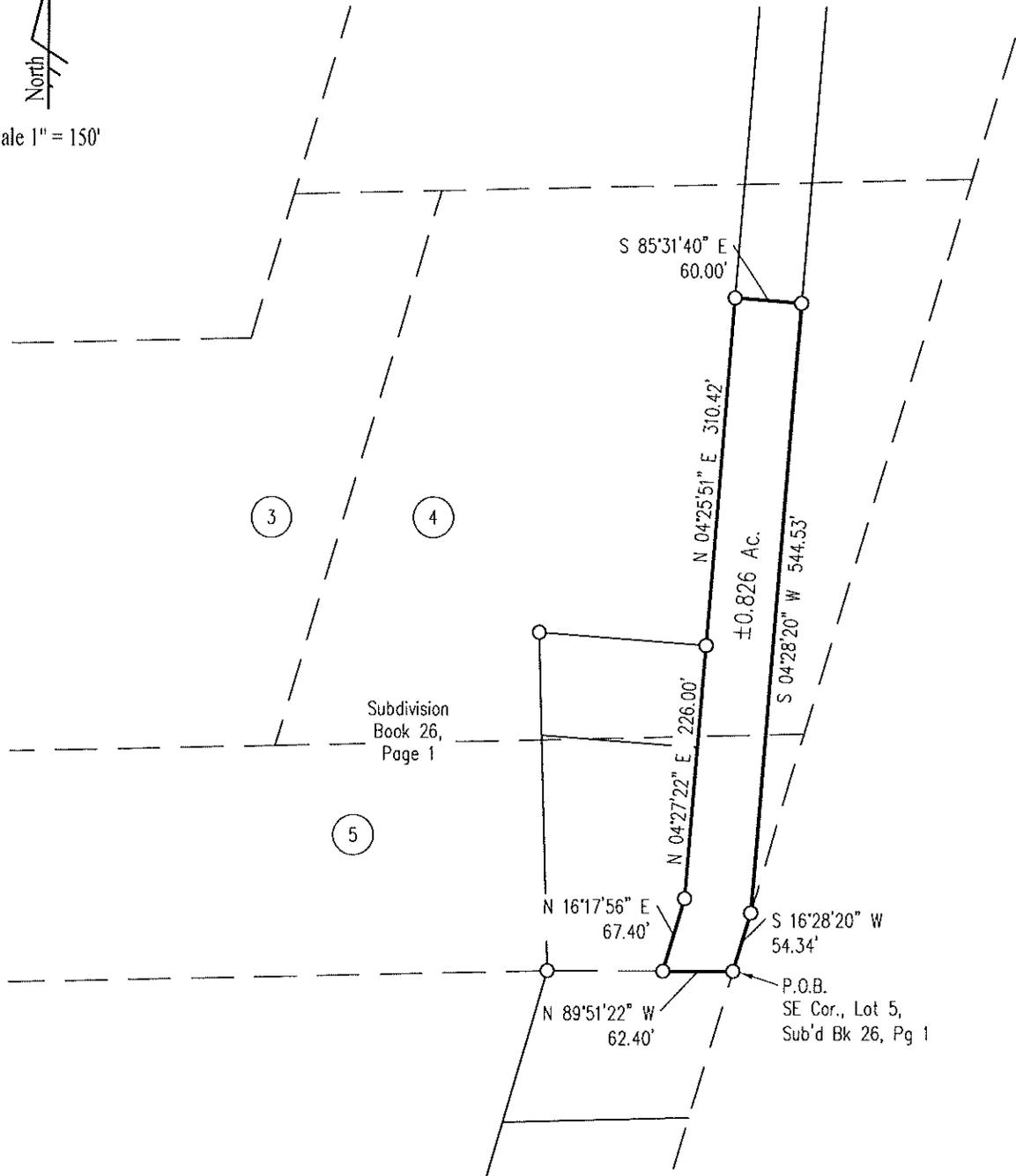
2412 Prairie Avenue - Mattoon, IL 61938 - 217.460.0825  
Illinois Professional Design Firm No. 184.007891-0008

RLS File No. 245303526  
Sheet 1 of 2

# Plat of Survey



Scale 1" = 150'



## Legend

- Survey Marker Found
- Iron Pin set W/IPLS cop #3355
- Boundary of Property Surveyed
- (0.00' r) Record measurement

Survey Completed at the request of:  
**Roger Huisinga**

**RANKIN LAND SURVEYING**

2412 Prairie Avenue - Mattoon, IL 61938 - 217.460.0825  
 Illinois Professional Design Firm No. 184.007891-0008

RLS File No. 245303526  
 Sheet 2 of 2

CONTRACT FOR THE SALE OF REAL ESTATE

THIS CONTRACT made and entered into this \_\_\_\_\_ day of March, 2026, by and between, ROGER HUISINGA, hereinafter referred to as SELLERS, of 1302 N Front Street, Monticello, Illinois 61856 and the CITY OF MONTICELLO, hereinafter referred to as BUYER, of 210 North Hamilton, Monticello, Illinois 61856 WITNESSETH:

WHEREAS, SELLER is the owner of certain vacant property in Piatt County, Illinois with a legal description as follows:

Part of Lots Four (4) and Five (5) of a Subdivision recorded in Book 26, Page 1 in the Recorder's Office of Piatt County being more particularly described as follows: beginning at the Southeast Corner of Lot Five (5) of a Subdivision recorded in Book 26, Page 1 in the Recorder's Office of Piatt County, thence along the South line of said Lot Five (5) thence North 89 degrees 51 minutes 22 seconds West a distance of 62.40 feet; thence North 16 degrees 17 minutes 56 seconds East a distance of 67.40 feet; thence North 04 degrees 27 minutes 22 seconds East a distance of 226.00 feet; thence North 04 degrees 25 minutes 51 seconds East a distance of 310.42 feet; thence South 85 degrees 31 minutes 40 seconds East a distance of 60.00 feet; thence South 04 degrees 28 minutes 20 seconds West a distance of 544.53 feet; thence South 16 degrees 28 minutes 20 seconds West a distance of 54.34 feet to the point of beginning, situated in the City of Monticello, Piatt County, Illinois and containing 0.826 acres more or less.

PIN: Part of 05-00-54-001-903-00

Common Address: 1302 N Front Street, Monticello, Illinois 61856

WHEREAS, SELLERS are desirous of providing a right of way to BUYER and BUYER is desirous of purchasing the same;

WHEREAS, BUYER intends to record a fully executed Right of Way document in concert with the paying of said agreed upon price; and

WHEREAS, the parties have agreed upon the terms and conditions relating to the sale and purchase of said real estate for a right of way and wish to reduce their agreement in writing.

NOW, THEREFORE, in consideration of the covenants and agreements herein contained, it is agreed between the parties hereto as follows:

1. COVENANTS OF SALE AND PURCHASE. SELLER does hereby agree to sell to BUYER and BUYER agrees to purchase from SELLER, upon the terms and conditions set forth in this Contract, the above-described real estate.

2. TERMS. BUYER agrees to pay to SELLER for the real estate described above, the sum of Sixteen Thousand Five Hundred Twenty Dollars (\$16,520.00). The BUYER shall pay no earnest money upon execution of this Agreement. This real estate is to be utilized as a Right of Way duly recorded by the City of Monticello.
3. CLOSING DOCUMENTS. BUYER shall prepare and provide any and all documents necessary to effectuate the sale of the real estate described above, including, but not limited to, a survey, Right of Way Document, etc.
4. RIGHT OF WAY AND ESCROW. SELLER agrees to convey said premises to BUYER through the preparation and signing of a Right of Way document, subject only to current general taxes, covenants, conditions, restrictions and easements apparent or of record, and to all applicable zoning laws and ordinances. BUYER shall pay the cost of recording the Right of Way document with Piatt County.
5. EVIDENCE OF TITLE. Within a reasonable time prior to closing, BUYER will obtain a commitment for title insurance issued by a Title Insurance Company regularly doing business in the county within which the real estate is located, committing the company to issue a policy of title insurance in the usual form, insuring title to the real estate in BUYER for the amount of the purchase price.

Permissible exceptions to title shall include only the lien of general taxes; zoning laws and building ordinances; easements, apparent or of record; covenants and restrictions of record which are not violated by the existing improvements or the present use of the property and which do not restrict the use of the property.

BUYER shall point out in writing to SELLER, within a reasonable time after receipt of evidence of Title, any objections, which BUYER may have thereto and unless so pointed out, the evidence of title shall be conclusively presumed to be accepted by BUYER.

If SELLER is unable to cure the objections, then BUYER shall have the right to cure any such objection, which may be removed by the payment of money by deducting the amount of such payment from the purchase price at the time of closing to terminate the Contract.

The evidence of title, including the cost of an Owner's Policy of Title Insurance in the full amount of the purchase price, shall be at the sole expense of the SELLER, except that BUYER shall pay one half of the customary "second" or "later date" search charge in connection with the issuance of the Title Policy.

6. SURVEY. BUYER shall engage with a licensed land surveyor to perform and prepare a right-of-way survey at the BUYER's expense. BUYER shall pay the cost of recording the survey.

7. POSSESSION AND CLOSING. Possession and closing shall be upon final sale of the property. The closing is hereby set on or before April 17, 2026.
8. CLOSING COSTS. BUYER agrees to pay all closing costs associated with the sale of the real estate describe above, including, but not limited to, title company expenses, Piatt County Recorder fees, and the transfer tax.
9. TIME AND BINDING EFFECT. It is mutually agreed that time is of the essence of this agreement; and further, this agreement shall be binding upon the personal representatives and beneficiaries of the estate of the respective parties and on their successors and assigns and shall apply to each and all of the parties regardless of the singular term.
10. ATTORNEY FEES. BUYER shall pay SELLER'S attorney's fees for the review and/or drafting of any documents necessary to effectuate the sale of the above real estate, as well as attorney's fees for representing the SELLER up to closing. If either party hereto shall bring suit to enforce the terms and provisions hereof or to recover damages for breach, the prevailing party shall be entitled to recover from the other party reasonable costs, expense and attorney's fees incurred with the exercise by the prevailing party of its rights and remedies hereunder. For the purpose of this paragraph, the term "prevailing party" shall mean, in the case of the claimant, one who is successful in obtaining substantially all of the relief sought, and in the case of the defendant, one who is successful in denying substantially all of the relief sought by the claimant.
11. NOTICES. All notices required or permitted under this agreement shall be in writing and shall be effective upon personal delivery to the parties or shall be mailed registered or certified mail to the respective parties at the addresses as set forth above.
12. TIME OF PERFORMANCE. Time is of the essence in the performance of each and every obligation under this agreement. This agreement shall be construed according to its fair meaning and neither for, nor against, either party hereto. This agreement constitutes the entire agreement between the parties hereto with respect to the subject matter hereof and all prior understandings, written or oral, express or implied, with respect to the subject matter hereof shall be deemed merged herein. Any modification or waiver of this agreement must be in writing and signed by both parties.

WITNESS our hands and seals this \_\_\_\_\_ day of March, 2026.

SELLER:

BUYER:

ROGER HUISINGA,

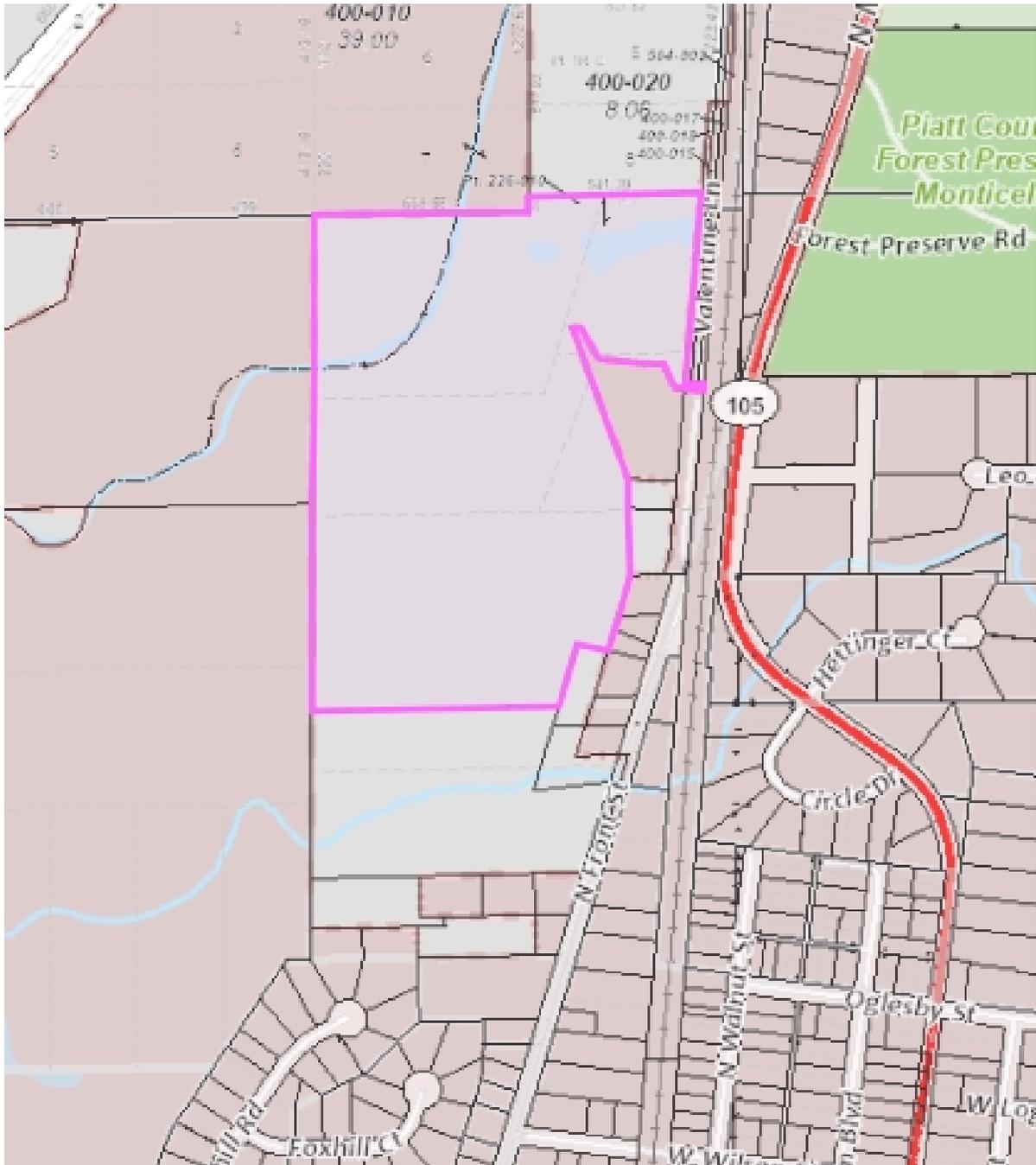
City of Monticello Illinois,

By: \_\_\_\_\_

\_\_\_\_\_  
Terry Summers, City Administrator

This document prepared by:  
Wells & Grabarczyk, P.C.  
Tara L. Grabarczyk, Attorney for Buyers  
112 W. Washington Street, Suite 2A  
Monticello, IL 61856  
217-762-3356 Fax 217-762-3357  
Email: taragrabarczyk@gmail.com

# Vicinity Map



Roger Huisinga property



**CITY COUNCIL  
MEMORANDUM**



<b>ITEM:</b> Ordinance 2026-24: An Ordinance Approving the Final Plat of Huisinga Subdivision, Monticello, Piatt County, IL	<b>DEPARTMENT:</b> City Administration
<b>AGENDA SECTION:</b> New Business	<b>SUBMITTED BY:</b> Jim Grabarczyk, Director of Planning and Development
<b>ATTACHMENTS:</b> (X) ORDINANCE ( ) RESOLUTION (X) OTHER SUPPORTING DOCUMENTS	<b>DATE:</b> March 18 <sup>th</sup> , 2026

**BACKGROUND:**

David C Rankin, P.L.S. with Rankin Land Surveying and Roger Huisinga (owner) have submitted a Final Plat for Huisinga Subdivision and supporting documents to City staff for review. The subdivision is located less than one mile outside of the City Limits at the terminus of Front Street. This subdivision must have City’s review and Council approval by way of Ordinance based on the City’s Municipal Code Section 152.002 (Jurisdiction) “These regulations shall apply to every subdivision (as defined herein) occurring inside the corporate limits of the City of Monticello, Illinois or occurring in the unincorporated areas within 1-1/2 miles from the city’s corporate limits, as those limits exist at the time the subdivision occurs...”

There are no public improvements proposed or needed for this subdivision. Access will come directly from the newly acquired Right of Way on Front Street.

This Final Plat and attachments meet the definition and requirements of Chapter 152 Section 152.044(f) of the Municipal Code (Final Plat Submission, Review and Approval).

Following passage of this Ordinance by the Monticello City Council, the owner will present the wet signed Subdivision Final Plat to City staff for appropriate action.

Attached documents are the Final Plat, Vicinity Map, Ordinance 2026-24.

**RECOMMENDED ACTION:**

It is recommended that the City Council discuss and approve the Final Plat for Huisinga Subdivision, City of Monticello, Piatt County, IL as submitted at the regularly scheduled meeting **March 23<sup>rd</sup>, 2026.**

CITY OF MONTICELLO  
PIATT COUNTY, ILLINOIS

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ORDINANCE NO. 2026 - 24  
“AN ORDINANCE APPROVING THE  
FINAL PLAT OF HUISINGA SUBDIVISION, PIATT COUNTY, IL”

---

ADOPTED BY THE  
CITY COUNCIL  
CITY OF MONTICELLO  
THIS 23<sup>RD</sup> DAY OF MARCH, 2026

---

Published in pamphlet form by authority of the City Council of the City of Monticello, Piatt County, Illinois, this 24<sup>th</sup> day of March, 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 - 24**

**“AN ORDINANCE APPROVING THE  
FINAL PLAT OF HUISINGA SUBDIVISION, PIATT COUNTY, IL”**

**WHEREAS**, the City Council of the City of Monticello, pursuant to the authority conferred by the statutes of the State of Illinois, has established certain standards and procedures for subdivisions within the corporate limits of the City and within one and one-half miles thereof; and

**WHEREAS**, the owner and developer of the proposed Huisinga Subdivision, Piatt County, IL have submitted required documents, including the Final Plat of Huisinga Subdivision, Piatt County, IL, for review and approval by the City, and

**WHEREAS**, the City Council and City staff have reviewed the Final Plat of Huisinga Subdivision and all have found that it is satisfactory and in the prescribed form as outlined within Chapter 152 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 said Final Plat of Huisinga Subdivision, Piatt County, IL, subject to the terms hereof.

2. That approval of the said Final Plat is contingent upon the following supporting documentation, in forms complying with ordinance requirements, being submitted and meeting the approval of City Administrator and City staff, to-wit:

A. Owner’s Certificate and Covenants;

- B. Surveyor's Certificate;
- C. County Clerk Certificate;
- D. School District Statement;
- E. City Certification;
- F. Storm Water Management Certification; and

3. 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 23<sup>rd</sup> day of March 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 23<sup>rd</sup> Day of March, 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 “**ORDINANCE 2026-24 APPROVING THE FINAL PLAT OF HUISINGA SUBDIVISION, 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 23<sup>rd</sup> Day of March, 2026, by the following roll-call vote: ayes: \_\_\_\_; nays: \_\_\_\_; absent: \_\_\_\_; and that the same was published by publication in pamphlet form on the 24<sup>th</sup> day of March, 2026.

Dated this 23<sup>rd</sup> Day of March, 2026.

---

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

# Final Plat - Huisinga Subdivision

## Description of Boundary of Subdivision

A tract of land located in the Southeast Quarter (SE ¼) of Section 1 and the Northeast Quarter (NE ¼) of Section 12, both in Township 18 North, Range 5 East of the Third Principal Meridian, Piatt County, Illinois and being part of Lots 1, 4, 5 & 8 in a subdivision recorded in Book 1, page 128 and 129 in the Piatt County Recorder's Office and part of Lots 1, 2, 3, 4, 5, 8 & 9 in a subdivision recorded in Book 26, page 1 in said Piatt County Recorder's Office and part of Lot 1 in a subdivision recorded in Book 26, page 161 in said Piatt County Recorder's Office, the boundary of which is described as follows:

Beginning at the Southwest corner of said Lot 8 in a subdivision recorded in Book 1, page 128 and 129, said point also being on the North line of said Lot 2 in a Subdivision recorded in Book 26, page 1, proceed North 00°04'35" East along the West line of said Lots 8, 5, 4 and 1 in a Subdivision recorded in Book 1, page 128 and 129, a distance of 1,327.63 feet to the Northwest corner of said Lot 1 in a Subdivision recorded in Book 1, page 128 and 129; then North 88°32'23" East along the North line of said Lot 1 in a subdivision recorded in Book 1, page 128 and 129, a distance of 650.73 feet to the West right-of-way line of the Norfolk and Western Railroad; thence South 00°26'08" East along said West right-of-way line, 364.18 feet to a point of curvature on said West right-of-way line; thence around the arc of a circular curve to the right along said West right-of-way line, said curve having a radius of 4,950.00 feet, a chord bearing of South 02°01'06" West, a chord length of 423.86 feet for an arc length of 423.99 feet to a point of tangency on said West right-of-way line; thence South 04°28'20" West along said West right-of-way line, 1,638.79 feet to the East line of said Lot 5 in a Subdivision recorded in Book 26, page 1; thence South 16°28'20" West along said East line of Lot 5 in a Subdivision recorded in Book 26, page 1, a distance of 54.34 feet to the Southeast corner of said Lot 5 in a Subdivision recorded in Book 26, page 1; thence North 89°51'22" West along the South line of said Lot 5 in a Subdivision recorded in Book 26, page 1, a distance of 62.40 feet to an iron pin found at the Southeast corner of a 0.594 acre tract of land as shown on a Plat of Survey recorded in Plat Book 12, at page 8 in said Piatt County Recorder's Office; thence North 16°17'56" East along an East line of said 0.594 acre tract of land; 67.40 feet to an iron pin found at a corner on said East line of a 0.594 acre tract of land; thence North 04°27'18" East along an East line of said 0.594 acre tract of land, 135.00 feet to an iron pin found at the Northeast corner of said 0.594 acre tract of land; thence North 85°34'17" West along the North line of said 0.594 acre tract of land, 140.11 feet to an iron pin found at the Northwest corner of said 0.594 acre tract of land; thence South 01°43'57" East along the West line of said 0.594 acre tract of land, 209.75 feet to an iron pin found at the Southwest corner of said 0.594 acre tract of land, said iron pin also being at the Northeast corner of said Lot 1 of a Subdivision recorded in Book 26, page 161; thence South 16°14'14" West along an east line of said Lot 1 of a Subdivision recorded in Book 26, page 161 and along the West line of a tract of land recorded in Book 207, page 300 in said Piatt County Recorder's Office and along the West line of a tract of land recorded in Book 267, page 117 in said Piatt County Recorder's Office 589.74 feet to the Southwest corner of said tract of land recorded in Book 267, page 117; thence South 89°45'51" East along the South line of said tract of land recorded in Book 267, page 117, a distance of 163.82 feet to the Southeast corner of said tract of land recorded in Book 267, page 117, said point also being on the East line of said Lot 8 in a Subdivision recorded in Book 26, page 1; thence South 16°28'20" West along said East line of Lot 8 and the East line of said Lot 9, both in a Subdivision recorded in Book 26, page 1, a distance of 381.09 feet to the Southeast corner of said Lot 9 in a Subdivision recorded in Book 26, page 1; thence South 88°37'22" West along the South line of said Lot 9 in a Subdivision recorded in Book 26, page 1, a distance of 877.51 feet to the Southwest corner of said Lot 9 in a Subdivision recorded in Book 26, page 1; thence North 00°21'52" West along the West line of said Lots 8 and 9 in a Subdivision recorded in Book 26, page 1 and along the West line of said Lot 1 in a Subdivision recorded in Book 26, page 161 and along the West line of Lots 5, 3, and 2 in a Subdivision recorded in Book 26, page 1, a distance of 2,066.83 feet to the Northwest corner of said Lot 2 in a Subdivision recorded in Book 26, page 1; thence North 88°40'24" East along the North line of said Lot 2 in a Subdivision recorded in Book 26, page 1, a distance of 669.14 feet to the point of beginning, encompassing 70.239 acres more or less as shown by a Plat recorded in Plat Book 13, page 6, as Document No. 297338;

**EXCEPTING THEREFROM:**  
A tract of land located in the Southeast Quarter (SE ¼) of Section 1 and the Northeast Quarter (NE ¼) of Section 12, both in Township 18 North, Range 5 East of the Third Principal Meridian of Piatt County, Illinois and being part of Lots 1, 4, 5 and 8 in a Subdivision recorded in Book 1, page 128 and 129 in the Piatt County Recorder's Office, and parts of Lots 1 and 4 in a Subdivision recorded in Book 26, page 1 in said Piatt County Recorder's Office and also being part of tract of land surveyed by David R Phillippe, Illinois Professional Land Surveyor No. 3291 as shown on a Plat of Survey recorded in Plat book 13, page 6 in said Piatt County Recorder's Office, the boundary of which is described as follows: Commencing at the Southwest corner of said Lot 8 in a Subdivision recorded in Book 1, page 128 and 129, proceed North 00°04'35" East along the West line of said Lots 8, 5, 4 and 1 in a Subdivision recorded in Book 1, page 128 and 129, a distance of 1,327.63 feet to the Northwest corner of said Lot 1 in a Subdivision recorded in Book 1, page 128 and 129, a distance of 650.73 feet to the West right-of-way line of the Norfolk and Western Railroad; thence South 00°26'08" East along said West right-of-way line, 364.18 feet to a point of curvature on said West right-of-way line; thence around the arc of a circular curve to the right along said West right-of-way line, said curve having a radius of 4,950.00 feet, a chord bearing of South 02°01'06" West, a chord length of 423.86 feet for an arc length of 423.99 feet to a point of tangency on said West right-of-way line; thence South 04°28'20" West along said West right-of-way line, 1,638.79 feet to the East line of said Lot 5 in a Subdivision recorded in Book 26, page 1; thence South 16°28'20" West along said East line of Lot 5 in a Subdivision recorded in Book 26, page 1, a distance of 54.34 feet to the Southeast corner of said Lot 5 in a Subdivision recorded in Book 26, page 1; thence North 89°51'22" West along the South line of said Lot 5 in a Subdivision recorded in Book 26, page 1, a distance of 62.40 feet to an iron pin found at the Southeast corner of a 0.594 acre tract of land as shown on a Plat of Survey recorded in Plat Book 12, at page 8 in said Piatt County Recorder's Office; thence North 16°17'56" East along an East line of said 0.594 acre tract of land; 67.40 feet to an iron pin found at a corner on said East line of a 0.594 acre tract of land; thence North 04°27'18" East along an East line of said 0.594 acre tract of land, 135.00 feet to an iron pin found at the Northeast corner of said 0.594 acre tract of land; thence North 85°34'17" West along the North line of said 0.594 acre tract of land, 140.11 feet to an iron pin found at the Northwest corner of said 0.594 acre tract of land; thence South 01°43'57" East along the West line of said 0.594 acre tract of land, 209.75 feet to an iron pin found at the Southwest corner of said 0.594 acre tract of land, said iron pin also being at the Northeast corner of said Lot 1 of a Subdivision recorded in Book 26, page 161; thence South 16°14'14" West along an east line of said Lot 1 of a Subdivision recorded in Book 26, page 161 and along the West line of a tract of land recorded in Book 207, page 300 in said Piatt County Recorder's Office and along the West line of a tract of land recorded in Book 267, page 117 in said Piatt County Recorder's Office 589.74 feet to the Southwest corner of said tract of land recorded in Book 267, page 117; thence South 89°45'51" East along the South line of said tract of land recorded in Book 267, page 117, a distance of 163.82 feet to the Southeast corner of said tract of land recorded in Book 267, page 117, said point also being on the East line of said Lot 8 in a Subdivision recorded in Book 26, page 1; thence South 16°28'20" West along said East line of Lot 8 and the East line of said Lot 9, both in a Subdivision recorded in Book 26, page 1, a distance of 381.09 feet to the Southeast corner of said Lot 9 in a Subdivision recorded in Book 26, page 1; thence South 88°37'22" West along the South line of said Lot 9 in a Subdivision recorded in Book 26, page 1, a distance of 877.51 feet to the Southwest corner of said Lot 9 in a Subdivision recorded in Book 26, page 1; thence North 00°21'52" West along the West line of said Lots 8 and 9 in a Subdivision recorded in Book 26, page 1 and along the West line of said Lot 1 in a Subdivision recorded in Book 26, page 161 and along the West line of Lots 5, 3, and 2 in a Subdivision recorded in Book 26, page 1, a distance of 2,066.83 feet to the Northwest corner of said Lot 2 in a Subdivision recorded in Book 26, page 1; thence North 88°40'24" East along the North line of said Lot 2 in a Subdivision recorded in Book 26, page 1, a distance of 669.14 feet to the point of beginning, encompassing 70.239 acres more or less as shown by a Plat recorded in Plat Book 13, page 6, as Document No. 297338;

**EXCEPTING THEREFROM:**  
A part of Lot 1 per Plat of Survey recorded in Deed Book 26, page 161 and a part of Lot 8 per Plat of Survey recorded in Deed Book 26, page 1 of the records of the Piatt County Recorder's Office all being a part of the East Half (E ½) of the Northeast Quarter (NE ¼) of Section 12, Township 18 North, Range 5 East of the Third Principal Meridian, being situated in Piatt County, Illinois and being more particularly described as:  
Beginning at the Southwest corner of Lot 4 per Plat of Survey recorded in Deed Book 26, page 161 of the records of the Piatt County Recorder's Office, said point being an iron pipe in concrete, thence South 16°36' West (bearings based on geodetic North per G.P.S. Observations) 94.32 feet (94.38 feet record) to an iron pin; thence North 89°25'57" West - 100.22 feet (100.00 feet record) to an iron pin; thence North 15°56'16" East - 263.76 feet to an iron pin with COP number 3367; thence South 77°41'53" East - 99.69 feet to an iron pin in concrete; thence South 16°36'33" West - 149.21 feet (149.90 feet record) to the point of beginning, containing .057 acres, more or less.

## Taxing Bodies:

County	Piatt County
Forest Preserve District	Forest Preserve District
College District	Comm College 505
School District	Unit 25 School
Fire District	Mid-Piatt Fire Dist
Village/Municipality	Monticello City
Civil Township	Monticello Township
Twp Library District	Allerton Public Library
Road District	Monticello Road District

## Source of Title:

Sheriff's Deed Document 382846 in the Recorder's Office of Piatt County, Identified as Parcel 05-12-18-005-001-00, 05-12-18-005-007-00 & 05-00-54-001-903-00 by the Assessor of Piatt County.

## Zoning information:

A portion of the property being subdivided is located within the limits of the City of Monticello, Piatt County, Illinois (Parcel 05-00-54-001-903-00).

That portion is zoned RD (Urban Residential) by the City of Monticello. Setbacks as reported in the City of Monticello zoning ordinance are:

Front: 30 feet  
Rear: 10 feet  
Side: (a, f & g)

- (a) Zero feet along common lot line for zero lot line dwellings on which a conditional use permit has been issued  
(f) 6 feet for lots 60 feet or less in width; 10% of lot width for lots over 60 feet in width, to a maximum of 10 feet  
(g) For 3 story multi-family buildings, a minimum of 10-foot side yards are required

The remaining property is located within 1 ½ miles of the City of Monticello (Parcels 05-12-18-005-001-00, 05-12-18-005-007-00).

That portion is zoned A-C (Agricultural Conservation) by the County of Piatt. Setbacks as reported in the County of Piatt zoning ordinance are:

Front: 50 feet  
Rear: 50 feet  
Side: 25 feet

## Owner's Statement

Roger L. Huisinga legal titleholder(s) of the above described premises, has caused the above described real estate to be surveyed and subdivided into lots as shown on the attached plat with a view of having the plat recorded as provided by law and that said subdivision is to be known as "Huisinga Subdivision". The subdivision is laid out and this plat is made, executed and delivered.

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ AD

Roger L Huisinga  
1304 N Front Street  
Monticello, IL 61856

State of Illinois )  
) SS.  
County of Piatt )

I, the undersigned, in and for and residing in the county of state aforesaid, do hereby certify that the aforesigned, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument at their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and seal

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

## Notary Public

My commission expires \_\_\_\_\_

## School District Statement

State of Illinois )  
) SS.  
County of Piatt )

Roger L. Huisinga legal titleholder(s) of the above described premises, has caused the above-described real estate to be surveyed and subdivided into lots as shown on the attached plat with a view of having the plat recorded as provided by law, that said subdivision is to be known as "Huisinga Subdivision". The same is located within the boundaries of Monticello Community Unit School District No. 1 in Piatt County, Illinois.

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ AD

Roger L Huisinga  
1304 N Front Street  
Monticello, IL 61856

## City of Monticello

State of Illinois )  
) SS.  
County of Piatt )

Under authority provided by Illinois revised statutes, and ordinance adopted by the City Council of the City of Monticello, Illinois, this plat was given approval by the City of Monticello, Illinois, as follows:  
Approved by City Council of the City of Monticello, at a meeting held

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ AD

Attest:

Mayor City Clerk

## County of Piatt

State of Illinois )  
) SS.  
County of Piatt )

Under authority provided by Illinois revised statutes, and ordinance adopted by the County of Piatt, Illinois, this plat was given approval by the County of Piatt, Illinois, as follows:  
Approved by County of Piatt, at a meeting held

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ AD

Attest:

Board President Clerk

## Surveyor Statement

I, David C. Rankin, hereby certify that I am a Licensed Professional Land Surveyor, duly licensed in compliance with the laws of the State of Illinois, and at the request of the undersigned owner (s) of the above described tract of land, surveyed and subdivided the same into lots as shown on the attached plat, and said plat is a subdivision in the City of Monticello, Piatt County, Illinois, which subdivision shall be known as "Huisinga Subdivision". All street right-of-ways shown and not hereto dedicated are hereby dedicated to the public.

The scale is as indicated thereon. All lengths and distances are marked on the plat in feet and decimals parts of feet. All bearings are referenced to previous survey recorded in Plat Book 13, Page 7 of the Recorder's Office of Piatt County. All distances along curved lot lines are arc distances and include long chord information.

I further certify that this plat correctly represents a survey completed by me, or under my direction. All monuments shown thereon actually exist. That the location of said monuments are accurately shown, and that a portion of this survey lies within Special Flood Hazard Zone AE as identified by Flood Insurance Rate Map Panel No. 162 of 360, Map No. 17147C0162D, Dated June 16, 2011.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ AD

David C. Rankin  
IL Prof. Land Surveyor No. 035-003355  
(License Expires 11/30/2026)

## Drainage Statement

We the undersigned, respectively a Licensed Professional Engineer and the owner (s) of the land subdivided, hereby state that to the best of our knowledge and belief, the drainage of surface waters will not be changed by the platting of such subdivision, or that if drainage of surface water is changed, adequate provisions have been made for the collection and diversion of such surface waters into public areas or drains which the subdivider has the right to use, and such surface water drainage will be planned for in accordance with local ordinances and generally accepted engineering practices so as to reduce the likelihood of damage to adjoining property because of the construction of the subdivision.

## County Clerk Statement

State of Illinois )  
) SS.  
County of Piatt )

David Rob Macklin  
Illinois PE No.062-052148  
(License Expires 11/30/2027)  
307 West Wood  
Paris, IL 61944  
217-463-1422

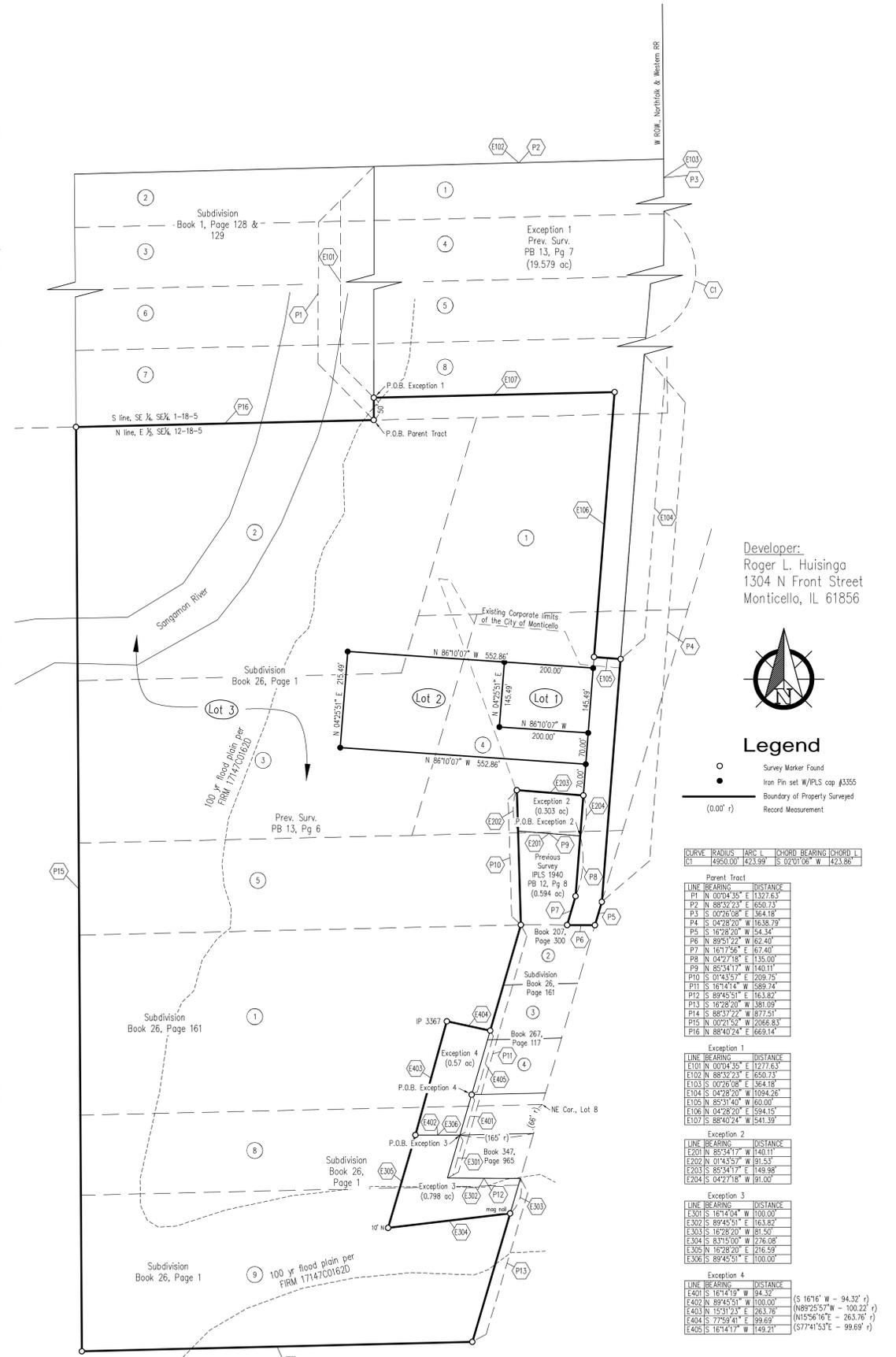
## County Clerk Statement

State of Illinois )  
) SS.  
County of Piatt )

I, \_\_\_\_\_, do hereby certify that I am a duly elected, qualified and acting County Clerk of the County of Piatt, and State of Illinois, and that I have examined the records of the aforesaid county which show the general taxes and special assessments, current and delinquent, on real estates located in Piatt County aforesaid. I find no delinquent general taxes or special assessments, nor unpaid current general taxes or special assessments against the tract of land described in the plat upon which this statement is endorsed.

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ AD

## County Clerk



Developer:  
Roger L. Huisinga  
1304 N Front Street  
Monticello, IL 61856



## Legend

- Survey Marker Found
- Iron Pin set W/P.L.S cap #3355
- Boundary of Property Surveyed
- Record Measurement

CURVE	RADIUS	ARC L	CHORD	BEARING	CHORD L
C1	4950.00'	423.99'	S 02°01'06" W	423.86'	

LINE BEARING	DISTANCE
P1 N 00°04'35" E	1327.63'
P2 N 88°32'23" E	650.73'
P3 S 00°26'08" E	364.18'
P4 S 04°28'20" W	116.38 79'
P5 S 16°28'20" W	145.54'
P6 N 89°51'22" W	62.40'
P7 N 16°17'56" E	67.40'
P8 N 04°27'18" E	135.00'
P9 N 85°34'17" W	140.11'
P10 S 01°43'57" E	209.75'
P11 S 16°14'14" W	1589.74'
P12 S 89°45'51" E	163.82'
P13 S 16°28'20" W	181.09'
P14 S 88°37'22" W	877.51'
P15 N 00°21'52" E	12066.83'
P16 N 88°40'24" W	1669.14'

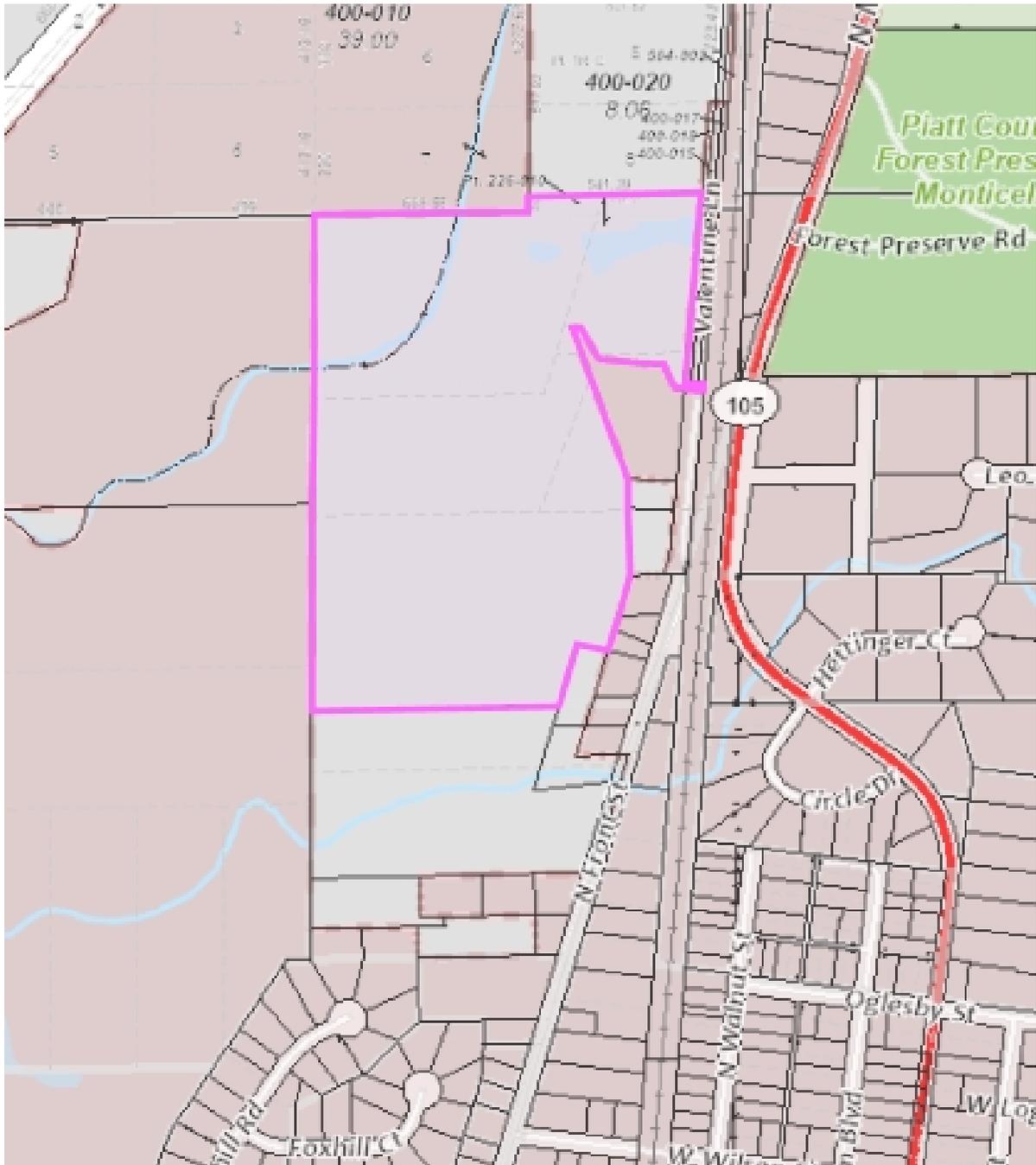
LINE BEARING	DISTANCE
E101 N 00°04'35" E	1277.63'
E102 N 88°32'23" E	650.73'
E103 S 00°26'08" E	364.18'
E104 S 04°28'20" W	116.38 79'
E105 S 16°28'20" W	145.54'
E106 N 89°51'22" W	62.40'
E107 N 16°17'56" E	67.40'
E108 N 04°27'18" E	135.00'
E109 N 85°34'17" W	140.11'
E110 S 01°43'57" E	209.75'

LINE BEARING	DISTANCE
E201 N 85°34'17" W	140.11'
E202 N 01°43'57" W	91.53'
E203 S 85°34'17" E	114.08'
E204 S 04°27'18" W	91.00'

LINE BEARING	DISTANCE
E301 S 16°14'04" W	100.00'
E302 S 89°45'51" E	163.82'
E303 S 16°28'20" W	81.50'
E304 S 83°15'00" W	276.08'
E305 N 16°28'20" E	276.59'
E306 S 89°45'51" E	100.00'

LINE BEARING	DISTANCE
E401 S 16°14'19" W	84.32'
E402 N 89°45'51" W	100.00'
E403 N 15°31'23" E	263.76'
E404 S 77°52'41" E	109.69'
E405 S 16°14'17"	

# Vicinity Map



Roger Huisinga property