



CITY COUNCIL MEMORANDUM

<p>ITEM: Ordinance 2022- 23; An Ordinance Approving the Final Plat-Minor Subdivision of the Combes Addition, City of Monticello, Piatt County, IL</p>	<p>DEPARTMENT: City Administration</p>
<p>AGENDA SECTION: New Business</p>	<p>SUBMITTED BY: James Grabarczyk, Director of Planning and Development</p>
<p>ATTACHMENTS: <input checked="" type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input checked="" type="checkbox"/> OTHER SUPPORTING DOCUMENTS</p>	<p>DATE: June 22nd, 2022</p>

BACKGROUND:

Robert M Cox, P.L.S. with Survey Solutions and Joseph Combes (owner) have submitted a Final Plat-Minor Subdivision for Combes Addition and supporting documents to City staff for review. The subdivision is located within the City Limits East of Circle Drive on Market Street (SR 105).

This subdivision must have the 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... ”

This subdivision meets all the prerequisites set forth in 152.044 (F):

- a. The plat depicts a total of 2 lots;
- b. The plat includes all contiguous property in common ownership;
- c. The subdivision does not necessitate the construction or installation of public street improvements;
- d. No waivers of the Municipal code are requested; and
- e. There are no public improvements proposed or needed for within this subdivision.

Access will come directly from an existing driveway apron along Market Street.

The owner will be constructing single family homes in the near future.

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).

RECOMMENDED ACTION:

It is recommended that the City Council discuss and approve the Final Plat-Minor Subdivision for Combes Addition, City of Monticello, Piatt County, IL as submitted.