

**CITY OF MONTICELLO  
PIATT COUNTY, ILLINOIS**

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ORDINANCE NO. 2022-27

“AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT BETWEEN  
THE CITY OF MONTICELLO AND ELLA PROPERTY DEVELOPMENT, LLC,  
CONCERNING THE PROPERTIES LOCATED AT 216 – 220 W. WASHINGTON  
STREET, MONTICELLO, ILLINOIS”

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PASSED AND APPROVED BY THE

CITY COUNCIL

CITY OF MONTICELLO

THIS 25<sup>th</sup> DAY OF JULY, 2022

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Published in pamphlet form by authority of the City Council of the City of Monticello,  
Piatt County, Illinois, this 26<sup>th</sup> day of July, 2022.

**ORDINANCE NO. 2022-27**

**AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT  
BETWEEN THE CITY OF MONTICELLO AND ELLA PROPERTY  
DEVELOPMENT, LLC CONCERNING THE PROPERTIES LOCATED AT 216  
– 220 W. WASHINGTON STREET, MONTICELLO, ILLINOIS**

**WHEREAS**, the City of Monticello (“City”) is an Illinois municipal corporation organized and operating pursuant to Article VII of the Illinois Constitution of 1970 and the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*); and

**WHEREAS**, on August 12, 2019, the City Council passed and approved an ordinance approving a business district plan and designating a business district (“Business District”) in accordance with the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1, *et seq.*) (“Act”); and

**WHEREAS**, the Act authorizes the City to enter into agreements with entities to pay or reimburse costs eligible for reimbursement under the Act, including, without limitation, certain costs associated with rehabilitating and improving buildings and structures located in the Business District; and

**WHEREAS**, the City administers a Building Improvement Program (“Program”) to improve the quality of buildings and structures located in the Business District and expand the City’s property tax base; and

**WHEREAS**, the Business District provides funding for the Program; and

**WHEREAS**, the City solicited applications from individuals and entities seeking Program funds, reviewed the applications submitted, and publicly disclosed the terms of those applications; and

**WHEREAS**, Ella Property Development, LLC (“Developer”) submitted an application to the City seeking Program funds for the purpose of exterior masonry and

façade improvements at the property commonly known as 216 – 220 W. Washington Street (“Property”); and

**WHEREAS**, the City has determined that the Developer’s application is consistent with the Act and the Program’s goals and objectives; and

**WHEREAS**, the City wishes to assist the Developer’s improvement of the Property in accordance with the terms of the Redevelopment Agreement attached hereto as Exhibit A;

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

**Section 1. RECITALS.** The foregoing recitals are incorporated as though fully set forth herein.

**Section 2. AGREEMENT APPROVED.** The City Council approves the Redevelopment Agreement attached as Exhibit A (“RDA”) and the Mayor and City Clerk are authorized and directed to execute the RDA on the City’s behalf.

**Section 3. RECORDING AND AUTHORITY.** The City Clerk is authorized and directed to record this Ordinance and the RDA, and the City Administrator is authorized and directed to take all steps necessary to implement the RDA’s terms.

**Section 4. SUPERSEDER.** In the event a conflict exists between the terms of this Ordinance and any other ordinance or resolution of the City, the terms of this Ordinance shall govern.

**Section 5. SEVERABILITY.** If any part, subsection, or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the remaining sections, subsections, and clauses shall not be affected thereby.

**Section 6. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form, in accordance with law.

Adopted by the City Council of the City of Monticello, Piatt County, this 25<sup>th</sup> day of July, 2022, by the following roll-call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

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Jill Potts, City Clerk  
City of Monticello, Piatt County, Illinois

Approved by the City of Monticello this 25<sup>th</sup> day of July, 2022.

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Larry Stoner, Mayor

ATTEST:

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Jill Potts, City Clerk  
City of Monticello, Piatt County, Illinois

Exhibit A

**Redevelopment Agreement**

[Attached]