

**CITY OF MONTICELLO  
PIATT COUNTY, ILLINOIS**

---

ORDINANCE NO. 2023-50

“AN ORDINANCE APPROVING THE SECOND AMENDMENT TO THE  
REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF MONTICELLO  
AND JACKSON PROPERTY DEVELOPMENT, LLC, CONCERNING THE  
PROPERTY LOCATED AT 200 W. WASHINGTON STREET, MONTICELLO,  
ILLINOIS”

---

PASSED AND APPROVED BY THE

CITY COUNCIL

CITY OF MONTICELLO

THIS 11<sup>th</sup> DAY OF SEPTEMBER, 2023

---

Published in pamphlet form by authority of the City Council of the City of Monticello,  
Piatt County, Illinois, this 12<sup>th</sup> day of September, 2023.

**ORDINANCE NO. 2023-50**

**AN ORDINANCE APPROVING THE SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF MONTICELLO AND JACKSON PROPERTY DEVELOPMENT, LLC, CONCERNING THE PROPERTY LOCATED AT 200 WEST 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 passed 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**, in accordance with the Act, on January 9, 2023, the City passed Ordinance 2023-04 approving a Redevelopment and Economic Incentive Agreement (“Agreement”) between the City and Jackson Property Development, LLC (“Developer”), to facilitate certain improvements (“Improvements”) concerning the property commonly known as 200 W. Washington Street, Monticello, Illinois, all as set forth in the Agreement; and

**WHEREAS**, the Agreement required the Developer to complete the Improvements by no later than June 30, 2023; and

**WHEREAS**, the City approved a first amendment (Ordinance 2023-04) allowing the Developer to complete the Improvements by September 30, 2023; and

**WHEREAS**, the Developer has again asked for additional time to complete the Improvements due to unexpected delays; and

**WHEREAS**, the City and the Developer wish to amend the Agreement to provide the Developer additional time to complete the Improvements; and

**WHEREAS**, the City Council finds that amending the Agreement in accordance with this Ordinance's terms is in the City's best interests and will promote the public health, safety, and welfare;

**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. SECOND AMENDMENT APPROVED.** The City Council approves the Second Amendment to the Redevelopment and Economic Incentive Agreement attached as Exhibit A ("First Amendment"), and the Mayor and City Clerk are authorized and directed to execute the First Amendment on the City's behalf.

**Section 3. AUTHORITY.** The City Administrator is authorized and directed to take all steps necessary to implement the First Amendment'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.

Passed by the City Council of the City of Monticello, Piatt County, this 11<sup>th</sup> day of September, 2023, by the following roll-call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

---

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

Approved by the City of Monticello this 11<sup>th</sup> day of September, 2023.

---

Larry Stoner, Mayor

ATTEST:

---

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

Exhibit A

**First Amendment to Redevelopment and Economic Incentive Agreement**

[Attached]