



CITY OF WASHINGTON, ILLINOIS

City Council Agenda Communication

Meeting Date: November 18, 2019

Prepared By: Jon Oliphant, AICP, Planning & Development Director

Agenda Item: Resolution – Eagle Point Condominiums Easement Vacation and Easement Dedication

Explanation: Phase 2 of the Eagle Point Condominiums has been under construction for a few months following approvals earlier this year of the vacation of the Hawk Street right-of-way (ROW) and the sale of a detention basin to the developer. Attached is a proposed plat that would vacate an existing storm sewer and surface drainage easement that is located north of the vacated Hawk ROW and was established in 1994 as part of Washington Estates, Twelfth Extension. This includes a utility easement for each of those private utilities that have jurisdiction in that area. Approval of the vacation of the utility easement would be between the property owner and each of the utilities. Also attached is a plat that would dedicate a new storm sewer easement in its place.

Related to the sale of the detention basin parcel, it was subsequently redesigned to decrease the footprint while ensuring there is adequate capacity as a regional basin. Staff approved of the design. The final buildout of Phase 2 of the development will have 14 condo units consisting of seven duplexes.

As a result of the possible vacation of the storm sewer and surface drainage easement, a new 10' wide easement would be established extending from Eagle Avenue, through the vacated Hawk ROW, and into the newly reconfigured basin. Staff has reviewed both the vacation of the existing easement and the dedication of the new easement and recommends approval of both plats. The easement vacation plat, new easement plat, as well as a location map are attached.

Fiscal Impact: There should not be any fiscal impact to the City.

Recommendation/

Committee Discussion Summary: The Public Works Committee reviewed the vacation and dedication requests at the November 4 meeting and unanimously recommended approval. Staff also recommends approval.

Action Requested: Approval of the attached resolution.

(Synopsis: Approval of this resolution would vacate an existing utility, storm sewer, and surface drainage easement and dedicate a new storm sewer easement in the Eagle Point Condominiums development in Washington Estates subdivision.)

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE VACATION OF A UTILITY, STORM SEWER, AND
SURFACE DRAINAGE EASEMENT AND DEDICATING A STORM SEWER EASEMENT
IN WASHINGTON ESTATES SUBDIVISION**

WHEREAS, a utility, storm sewer, and surface drainage easement is currently located in Washington Estates Subdivision 12th Extension north of the former Hawk Street right-of-way; and

WHEREAS, it has been determined that said easement is no longer necessary in its current form. A copy of the Easement Vacation Plat is attached hereto as Exhibit A; and

WHEREAS, a new 10' wide storm sewer easement will replace the existing easement. A copy of the Storm Sewer Easement Plat is attached hereto as Exhibit B.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, as follows:

- (1) The City Council approves the vacation of the existing utility, storm sewer, and surface drainage easement. Approval by each of the other impacted utility companies is necessary before the utility portion of the easement can be vacated.
- (2) The City Clerk is hereby directed to record the Easement Vacation Plat and Storm Sewer Easement Plat in the office of the Recorder of Deeds of Tazewell County, Illinois.

PASSED AND APPROVED THIS _____ day of _____, 2019.

AYES

NAYS

Mayor

ATTEST:

City Clerk

LEGEND

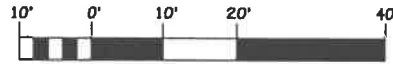
- () PLAT OR DEED DIMENSION
- EASEMENT LINE
- EXISTING PROPERTY LINE
- [---] UTILITY, STORM SEWER, AND SURFACE DRAINAGE EASEMENT
P.B. "LL", PG. 150
- [//] 10' UTILITY EASEMENT
P.B. "LL", PG. 150

GENERAL NOTES

BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE 1202.

EASEMENTS THAT ARE TO BE VACATED ARE IN THE HATCHED AREAS, ALL OTHER EASEMENTS ARE TO REMAIN.

EASEMENTS TO BE VACATED ARE PART OF PIN 02-02-15-405-033.



SCALE: 1" = 20'

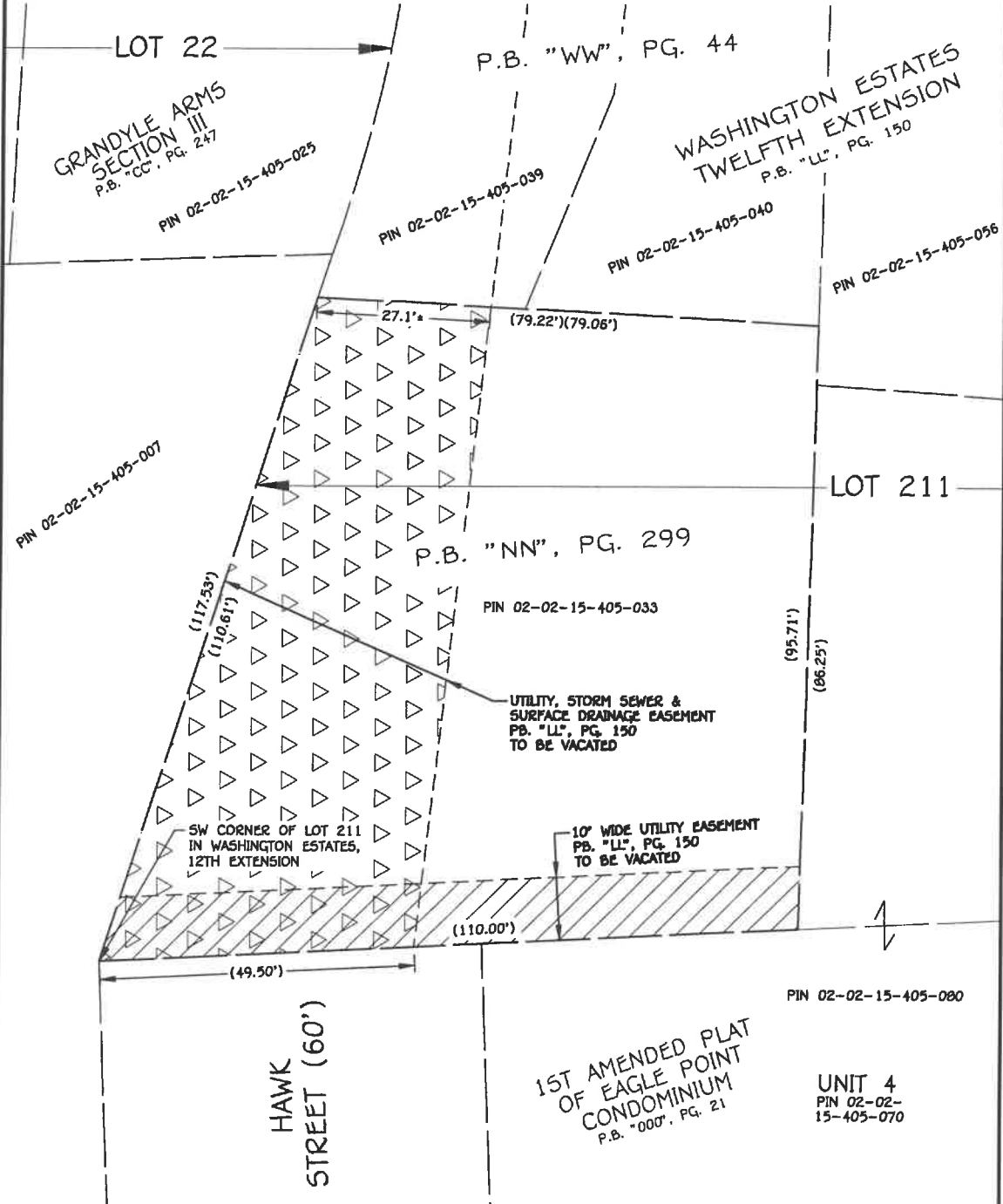


EXHIBIT "A"

EASEMENT VACATION PLAT



AUSTIN ENGINEERING CO., INC.
Consulting Engineers / Surveyors
311 SW Water St., Suite 215
Peoria, Illinois 61602
License No. 184-001143

FOR **EAGLE POINT CONDOMINIUM**

DATE **09/03/2019** SCALE **1" = 20'**

SURVEYED

BOOK

DRAWN

PROJECT NUMBER **72-19-011**

APPROVED

SHEET NO. **1** OF **1**



CITY OF
WASHINGTON
TAEWELL COUNTY, ILLINOIS

LOCATION MAP



Prepared by the City of Washington
Department of Planning and Development

Printed: November 15, 2019