



CITY OF WASHINGTON, ILLINOIS

City Council Agenda Communication

Meeting Date: May 18, 2020

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

Agenda Item: Preliminary and Final Plats – Blue Spruce Subdivision

Explanation: Attached are preliminary and final plats and corresponding checklists for Blue Spruce Subdivision. Denny LaHood of ATL Enterprises proposes the subdivision of the 4.72-acre lot on IL Route 8 into two lots. The newly created lot would total 1.54 acres and be located at the southwest corner of the property adjacent to Route 8. The property is zoned C-2 (General Retail).

The plat meets all city subdivision code requirements. The property would be accessed from Route 8 at an existing curb cut on the adjacent lot to the east following approval by IDOT. ATL Enterprises also owns that lot and an ingress-egress easement will be recorded to provide perpetual access to the proposed Lot 1. This will ensure that there is not another curb cut onto Route 8. While this is a minor subdivision, it does not meet any of the stipulations that allow this to be processed administratively.

Fiscal Impact: The non-residential subdivision development fee is \$8,229.76 and the subdivision review fee is \$25. The developer has paid for both of these.

Recommendation/

Committee Discussion Summary: Staff recommends approval of the preliminary and final plats for Blue Spruce Subdivision. The Planning and Zoning Commission unanimously recommended approval of the preliminary plat at its meeting on May 6.

Action Requested: Approval of the preliminary and final plats at the May 18 City Council meeting.

RESOLUTION NO. _____

**RESOLUTION APPROVING THE
PRELIMINARY PLAT FOR
BLUE SPRUCE SUBDIVISION**

WHEREAS, the Developer of Blue Spruce Subdivision has submitted a Preliminary Plat to the City for approval, and

WHEREAS, the City Plat Officer has reviewed the Preliminary Plat and recommends approval of the plat, and the Planning and Zoning Commission has recommended approval of the subdivision concept plan.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, that the Preliminary Plat of Blue Spruce Subdivision is hereby approved.

Dated this eighteenth day of May, 2020.

Ayes: _____

Nays: _____

Mayor

Attest:

City Clerk



LEGAL DESCRIPTION (1.5408 ACRES)

A PART OF LOT 1 IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 26 NORTH, RANGE 3 WEST, OF THE 3RD P.M., TAZEWELL COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 20, THENCE NORTH 1/4", ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 800.83 FEET TO A POINT ON THE NORTHEAST 1/4 CORNER OF SAID SECTION 20, THENCE SOUTH 73°17'37" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 41.84 FEET, THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 812.05 FEET, AND A CHORD BEARING OF S50°23'37" W, FOR AN ARC DISTANCE OF 384.51 FEET, THENCE SOUTH 50°44'15" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 164.00 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED, THENCE CONTINUING SOUTH 50°44'15" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 105.84 FEET, THENCE SOUTH 37°17'37" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 50.23 FEET, THENCE SOUTH 44°15" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 104.11 FEET TO A POINT ON THE EAST LINE OF A PREVIOUSLY RECORDED SUBDIVISION OF SAID LOT 1, THENCE NORTH 73°17'37" W, ALONG SAID EAST SUBDIVISION LINE, A DISTANCE OF 388.83 FEET, THENCE WEST 1/4", A DISTANCE OF 218.11 FEET, THENCE NORTH 73°17'37" W, A DISTANCE OF 200.84 FEET TO THE POINT OF BEGINNING, SITUATE, LYING AND BEING IN THE COUNTY OF TAZEWELL AND STATE OF ILLINOIS.

NOTES:

- OWNER: ATL ENTERPRISES - P.O. BOX 2851, EAST PEORIA, IL 61611
- TOTAL AREA IN PROPOSED SUBDIVISION = 1.5408 ACRES.
- WE CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THIS PROPERTY IS LOCATED WITHIN CENTRAL GRADE SCHOOL DISTRICT #31 AND WASHINGTON COMMUNITY HIGH SCHOOL DISTRICT #308.
- PROPERTY IS LOCATED WITHIN P.M. NO. 02-02-20-200-DIG.
- ZONING = C-2 COMMERCIAL DISTRICT.
- THE PROPERTY SHOWN HEREIN IS AN AREA HAVING A ZONE DESIGNATION "C" (AREAS OF MINIMAL FLOODING), AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 17170C0002, WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2017.
- UTILITIES AS SHOWN HEREON WERE TAKEN FROM PREVIOUS SURVEY INFORMATION OR UTILITY COMPANY MAPS AND SHOULD BE CONSIDERED APPROXIMATE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UTILITIES.
- BASES OF BEARINGS: ILLINOIS STATE PLANE COORDINATE SYSTEM WEST ZONE, 1983 ADJUSTMENT.
- ELEVATION DATA USED HEREON IS BASED ON NAVD 1988 ADJUSTMENT.

PLAT OFFICER'S AND PLANNING COMMISSION'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL)

THIS PRELIMINARY SUBDIVISION PLAT OF "BLUE SPRUCE SUBDIVISION", ON THE _____ DAY OF _____, 2020, RECEIVED THE RECOMMENDATION OF THE CITY OF WASHINGTON PLAT OFFICER AND PLANNING COMMISSION. THIS RECOMMENDATION IS SUBJECT TO ACCEPTANCE OR REJECTION BY CITY COUNCIL WITHIN (30) DAYS AFTER ITS FIRST REGULAR SCHEDULED MEETING.

PLAT OFFICER: _____ PLANNING COMMISSION: _____

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL)

I, CLERK OF THE CITY OF WASHINGTON, ILLINOIS, DO HEREBY CERTIFY THAT BY RESOLUTION NO. _____ ADOPTED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 2020, THE PRELIMINARY SUBDIVISION PLAT OF "BLUE SPRUCE SUBDIVISION" WAS APPROVED AND EASEMENTS SHOWN THEREON ACCEPTED.

CITY CLERK: _____

STATE OF ILLINOIS)
COUNTY OF PEORIA)

I, SHAWN W. ZUMWALT, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ABOVE PRELIMINARY PLAT OF "BLUE SPRUCE SUBDIVISION" AND THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS SHOWN TO A SCALE OF 1 INCH = 40 FEET. I FURTHER CERTIFY THAT NO PART OF THE PARCEL INCLUDED IN THIS SURVEY AND SUBDIVISION IS LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA BORTIFIED FOR TAZEWELL COUNTY, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON THE FLOOD INSURANCE MAP, PANEL NUMBER 17170C0002, WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2017.

DATED AT THIS 25 DAY OF MARCH, A.D. 2020

ZUMWALT & ASSOCIATES, INC.

By: *Shawn W. Zumwalt*
LAND SURVEYOR NO. 2328
LICENSE EXPIRATION DATE 11-30-20

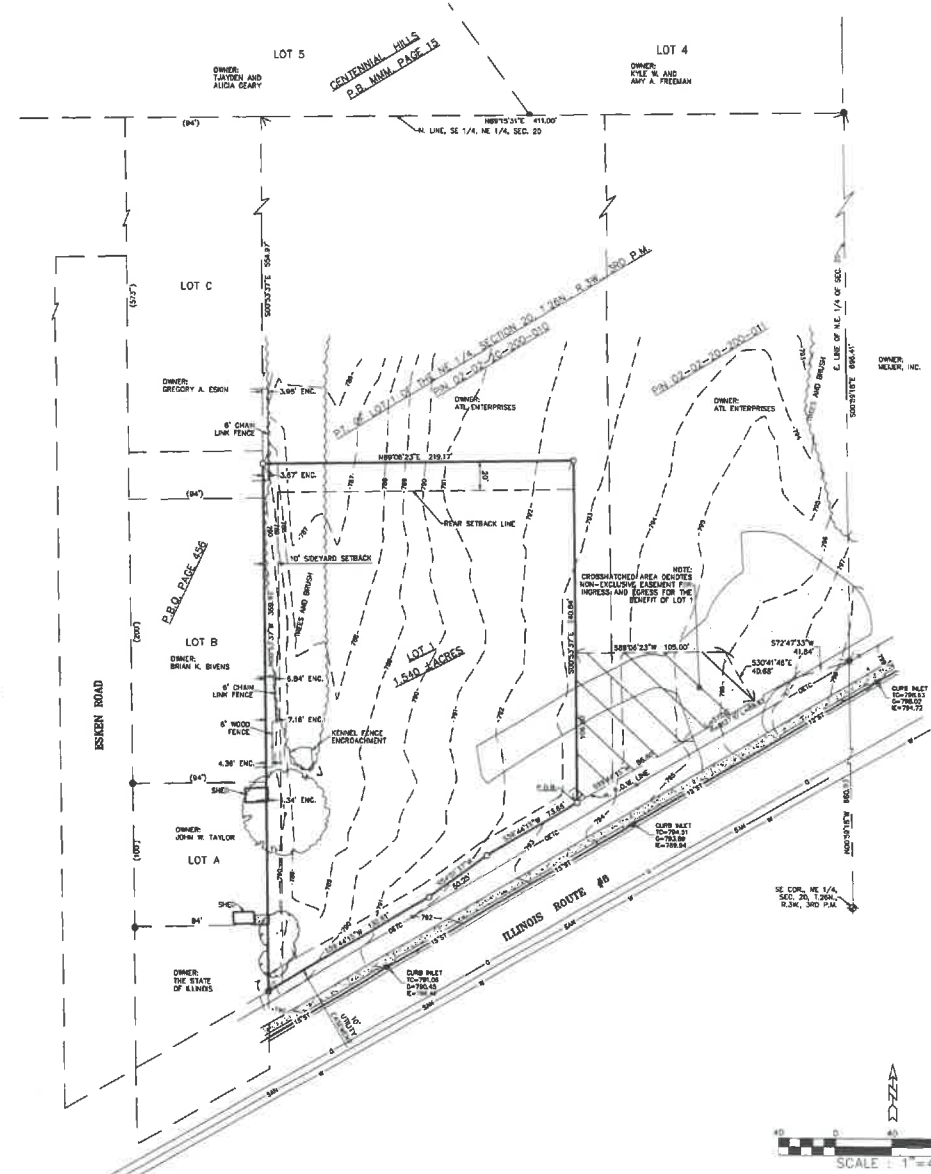


DRAWN BY: M.F.
APPROVED BY: GRZ
DATE: MARCH 25, 2020
DWG: 18776-P-001
SURVEY BY: M.F.

ZUMWALT & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS • REGISTERED LAND SURVEYORS
1040 W. OLNEYA DRIVE
PEORIA, ILLINOIS 61604-5974
DESIGN FIRM REGISTRATION NO. 184-003180

PRELIMINARY PLAT
FOR
BLUE SPRUCE SUBDIVISION

1/1
JOB NO. 18.776



CITY OF WASHINGTON, ILLINOIS

PRELIMINARY PLAT REVIEW CHECKLIST

NAME OF SUBDIVISION Blue Spruce
OWNER OF SUBDIVISION ATL Enterprises
ADDRESS OF OWNER PO Box 2851
CITY East Peoria State IL Zip 61611
NAME OF PERSON COMPLETING THIS CHECKLIST Jon Oliphant
ADDRESS OF PERSON COMPLETING THIS CHECKLIST City Hall
CITY State Zip
TELEPHONE NUMBER 444-1135
DATE OF SUBMITTAL OF THIS PRELIMINARY PLAT TO THE CITY 3/27/20

WHAT IS THE ZONING CLASSIFICATION OF THIS SUBDIVISION? C-2

DO THE PROPOSED USES AND LOT SIZES PROPOSED IN THIS SUBDIVISION COMPLY WITH THE CITY'S ZONING CODE OR THE COUNTY'S ZONING CODE, AS APPLICABLE? Yes
IF NOT, WHAT ACTIONS ARE BEING MADE TOWARDS COMPLIANCE?

Complete the following checklist. Generally, items on the checklist will be checked under the "YES" or "N/A" (not applicable) column. Those items checked "YES" will be shown on the plat or on supporting documentation (construction plans, restrictive covenants, etc.), included with this submittal. For those items that are checked under the "NO" column, explain why this plat should be approved without those items, in the Letter of Request for Preliminary Plat Review.

<u>NO.</u>	<u>REQUIREMENT</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
1.	Application for Subdivision with Owner and Developer Identified.	x		
2.	15 copies of Preliminary Plat.	x		
3.	Submitted No Later Than the 15 th Day of the Month Prior to Planning and Zoning Commission Meeting.	x		
4.	Legal Description and Area of Subdivision.	x		
5.	Zoning On and Adjacent the Site, Including Identification of Non-residential Land Uses.	x		
6.	Names of Owners and Property Tax Identification Numbers of Adjacent Unplatted Land	x		
7.	Names of Adjacent Platted Subdivisions.	x		
8.	Topography On and Adjacent the Site with 2' Contours Based Upon State Plane Coordinates.	x		
9.	100-Year Flood Plain, Flood Hazard Areas, Water Courses and Wooded Areas.	x		

<u>NO.</u>	<u>REQUIREMENT</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
10.	Lot lines and Sizes, Block and Lot numbers and Minimum Building Setback Lines.	x		
11.	Easements On and Adjacent the Site, with Purpose, Location and Dimensions.	x		
12.	Streets and Roads On and Adjacent to the Site, Including Location, Name, and Right-of-Way Width.	x		
13.	Utilities On and Adjacent to the Site, Including Location and Size of Water, Storm and Sanitary Sewers, and Location of Gas, Electric, Telephone and Street Lights.	x		
14.	Existing and Proposed Locations of Storm Water Controls.	x		
15.	Registered Land Surveyor's Certificate.	x		
16.	Plat Officer's Certificate.	x		
17.	City Clerk's Certificate.	x		
18.	Scale not Smaller than 100' Per Inch.	x		
19.	Title, North Arrow, and Date.	x		
20.	Restrictive Covenants, if any.			x
21.	Certificate of Registration on File with City Clerk.			x

FOR CITY OF WASHINGTON USE ONLY

Reviewer: Jon Oliphant

Date of Plat Submittal: 3/27/20

Date of Review: 4/2/20

Date to Go Before Planning and Zoning Commission: 5/6/20

Comments to Planning and Zoning Commission: See the attached memo

Recommendation of Planning and Zoning Commission: Approve

FINAL PLAT OF BLUE SPRUCE SUBDIVISION

BEING A RESUBDIVISION OF A PART OF LOT 1 OF, A SUBDIVISION BEING A PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 20,
T26N, R3W OF THE 3RD PM, TAZEWELL COUNTY, ILLINOIS.

LEGAL DESCRIPTION

A PART OF LOT 1 IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 26 NORTH, RANGE 3 WEST, OF THE 3RD
P.M., TAZEWELL COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 20, THENCE N09°51'07"N,
ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 860.83 FEET TO A POINT ON THE
NORTHWEST-EAST CORNER OF WAY LINE OF ELINDS ROUTE (R. THENCE S72°47'33"W, ALONG SAID RIGHT OF WAY LINE, A
DISTANCE OF 41.84 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT, HAVING A
RADIUS OF 837.0 FEET, AND A CHORD BEARING OF S89°25'33"W FOR AN ARC DISTANCE OF 88.83 FEET; THENCE
S09°41'07"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 88.83 FEET TO THE POINT OF BEGINNING OF THE TRACT
TO BE DESCRIBED, THENCE CONTINUING S89°41'07"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 73.86 FEET;
THENCE S89°41'07"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 50.23 FEET; THENCE S89°41'07"E, ALONG SAID
RIGHT OF WAY LINE A DISTANCE OF 130.81 FEET TO A POINT ON THE EAST LINE OF A PREVIOUSLY RECORDED UNIMPAVED
SUBDIVISION OF SAID LOT 1, THENCE N09°51'07"E, ALONG SAID EAST SUBDIVISION LINE, A DISTANCE OF 388.83 FEET;
THENCE N09°51'07"E, A DISTANCE OF 218.17 FEET; THENCE S72°33'27"E, A DISTANCE OF 240.84 FEET TO THE POINT OF
BEGINNING, BEING A LINE AND BEING IN THE COUNTY OF TAZEWELL AND STATE OF ILLINOIS.

STATE OF ILLINOIS
COUNTY OF TAZEWELL

THIS IS TO CERTIFY THAT THE UNDERSIGNED, IS THE LEGAL OWNER OF RECORD OF THE LAND
DESCRIBED ON THIS PLAT HEREON DRAWN AND SHOWN HEREON AS SUBDIVIDED, AND THAT HE/SH/HE HAS CAUSED SAID LAND TO BE
SURVEYED, SUBDIVIDED, STAKED, AND PLATTED AS SHOWN HEREON, FOR THE PURPOSE OF HAVING THIS PLAT RECORDED AS PROVIDED
BY LAW.

EASEMENTS AS SHOWN ON SAID PLAT ARE HEREBY RESERVED FOR THE USE OF ALL PUBLIC UTILITY COMPANIES TO INSTALL, LAY,
CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REMOVE UNDERGROUND GAS PIPELINES, ELECTRIC AND TELEPHONE CABLES OR
CONDUITS WITH ALL NECESSARY ABOVE GROUND TRANSFORMERS AND SERVICE TRENCH, INSTALLATIONS FOR THE PURPOSE OF SERVING
THE SUBDIVISION AND ADJACENT PROPERTIES WITH GAS, ELECTRIC AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO BURIED ACROSS
ALL LOTS SERVICE PIPELINES OR CABLES TO SERVE ADJACENT LOTS, TO ENTER WITH THE RIGHT TO ENTER UPON THE LOTS, AT ALL
TIMES TO INSTALL, OPERATE, AND MAINTAIN SAID UTILITY FACILITIES, AND TO TRIM OR REMOVE ANY TREES, SHRUBS OR SAPPLINGS
THAT INTERFERE OR THREATEN TO INTERFERE WITH SAID UTILITY FACILITIES.

NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS,
LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENTS.

ALSO, TO THE BEST OF ITS KNOWLEDGE, THE DESCRIBED PARCEL IS LOCATED IN WASHINGTON COMMUNITY HIGH SCHOOL DISTRICT NO. 30,
AND CENTRAL GRADE SCHOOL DISTRICT NO. 01.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS _____ DAY OF _____, 2020.

STATE OF ILLINOIS
COUNTY OF TAZEWELL

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, AFORESAID, DO HEREBY
CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAID PERSON WHOSE NAME IS
SUBSCRIBED TO THE ACCOMPANYING PLAT AND CERTIFICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND
ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAID PLAT AND CERTIFICATION AS HIS FREE AND VOLUNTARY ACT FOR
THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 2020.

STATE OF ILLINOIS
COUNTY OF TAZEWELL

I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT I HAVE THIS DAY EXAMINED THE RECORDS IN MY OFFICE
AND THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, UNPAID SPECIAL ASSESSMENTS
OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED IN THE ACCOMPANYING PLAT.
GIVEN UNDER MY HAND AND SEAL OF SAID COUNTY THIS _____ DAY OF _____, A.D. 2020.

COUNTY CLERK

STATE OF ILLINOIS
COUNTY OF TAZEWELL

I, _____, PLAT OFFICER OF THE CITY OF WASHINGTON, ILLINOIS, DO
HEREBY APPROVE THIS FINAL PLAT OF BLUE SPRUCE SUBDIVISION AND ACKNOWLEDGE THAT IT MEETS THE
REQUIREMENTS OF THE CITY'S SUBDIVISION CODE AND COMPREHENSIVE PLAN.
THIS _____ DAY OF _____, 2020.

CITY OF WASHINGTON PLAT OFFICER

STATE OF ILLINOIS
COUNTY OF TAZEWELL

HEREBY CERTIFY THAT BY RESOLUTION NO. _____, CLERK OF THE CITY OF WASHINGTON, ILLINOIS, DO
TAZEWELL COUNTY, ILLINOIS, AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 2020, THE
FINAL PLAT OF BLUE SPRUCE SUBDIVISION WAS APPROVED AND EASEMENTS SHOWN THEREON WERE ACCEPTED.

STATE OF ILLINOIS
COUNTY OF PEORIA

I, GARY R. ZIMMEL, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ABOVE FINAL PLAT OF "BLUE
SPRUCE SUBDIVISION" AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AND CORRESPOND TO A SCALE
OF 1 INCH = 40 FEET. I FURTHER CERTIFY THAT NO PART OF THE LOTS INCLUDED IN THIS SURVEY AND SUBDIVISION IS LOCATED
WITHIN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR TAZEWELL COUNTY, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY (FEMA) ON THE FLOOD INSURANCE MAP, PANEL NUMBER 17176C0205E, DATED FEBRUARY 17, 2017. I FURTHER CERTIFY THAT
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY IS LOCATED WITHIN A SCHOOL DISTRICT KNOWN AS WASHINGTON
COMMUNITY HIGH SCHOOL DISTRICT NO. 308 AND CENTRAL GRADE SCHOOL DISTRICT NO. 01.

DATED THIS 27TH DAY OF MARCH, A.D. 2020.

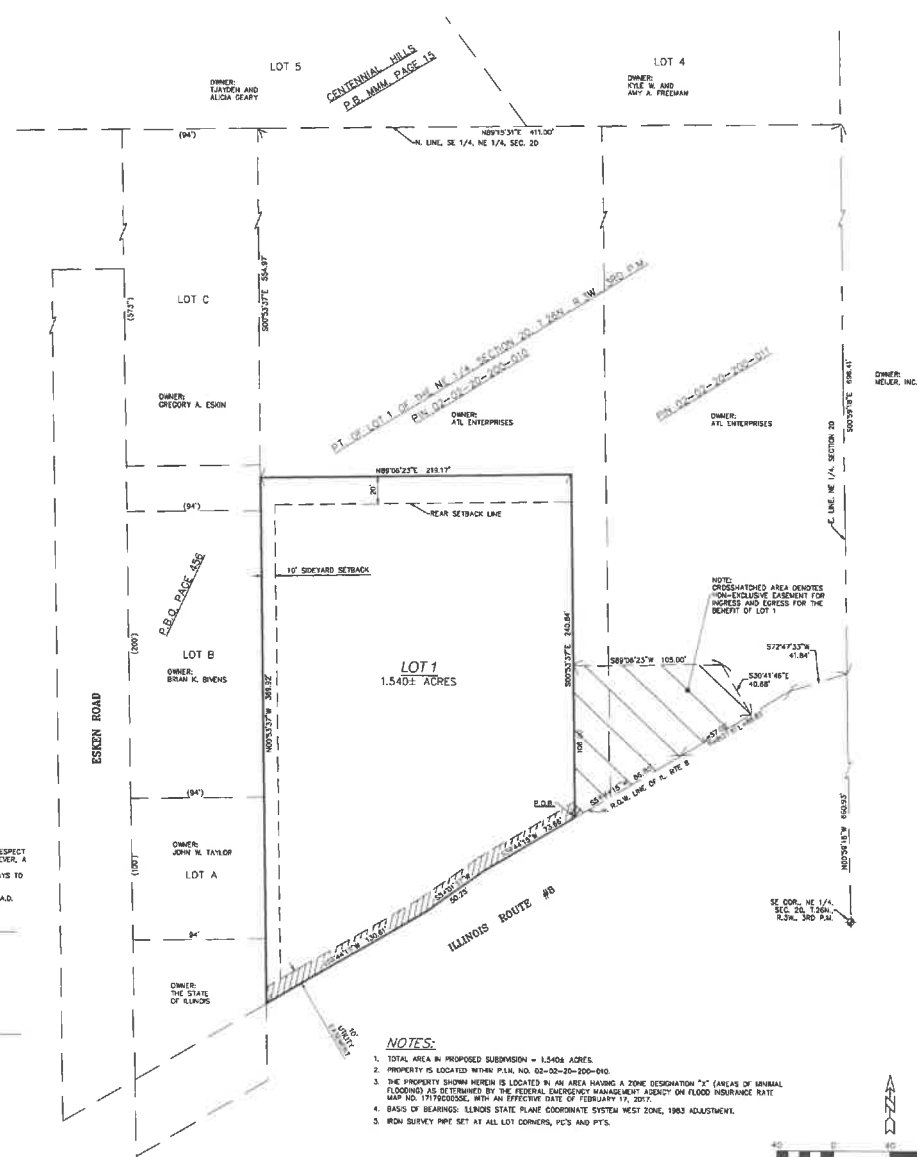
ZIMMEL & ASSOCIATES, INC.

GARY R. ZIMMEL
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 5385
LICENSE EXPIRATION DATE 11-30-20

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

LEGEND

- P.O.B. POINT OF BEGINNING
- 130.81' ACTUAL FIELD MEASUREMENT
- (200') PREVIOUS PLATTED OR DEED CALL
- UTILITY EASEMENT (10' WIDE)



NOTES:

1. TOTAL AREA IN PROPOSED SUBDIVISION = 1.540± ACRES.
2. PROPERTY IS LOCATED WITHIN PLAT NO. 02-02-20-100-040.
3. THE PROPERTY SHOWN HEREIN IS LOCATED IN AN AREA HAVING A ZONE DESIGNATION "X" (AREAS OF MINIMAL FLOODING) AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 17176C0205E, WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2017.
4. BASIS OF BEARINGS: ILLINOIS STATE PLANT COORDINATE SYSTEM WEST ZONE, 1983 ADJUSTMENT.
5. IRON SURVEY PINE SET AT ALL LOT CORNERS, VCS AND PTS.

CITY OF WASHINGTON, ILLINOIS

FINAL PLAT REVIEW CHECKLIST

NAME OF SUBDIVISION Blue Spruce Subdivision
OWNER OF SUBDIVISION ATL Enterprises
ADDRESS OF OWNER PO Box 2851
CITY East Peoria **State** IL **Zip** 61611
NAME OF PERSON COMPLETING THIS CHECKLIST Jon Oliphant
ADDRESS OF PERSON COMPLETING THIS CHECKLIST City Hall
CITY **State** **Zip**
TELEPHONE NUMBER 444-1135
DATE OF SUBMITTAL OF THIS FINAL PLAT TO THE CITY 4/17/20
DATE OF CITY COUNCIL APPROVAL OF THE PRELIMINARY PLAT 5/18/20

WHAT IS THE ZONING CLASSIFICATION OF THIS SUBDIVISION? C-2

DO THE PROPOSED USES AND LOT SIZES PROPOSED IN THIS SUBDIVISION COMPLY WITH THE CITY'S ZONING CODE OR THE COUNTY'S ZONING CODE, AS APPLICABLE? Yes
IF NOT, WHAT ACTIONS ARE BEING MADE TOWARDS COMPLIANCE?

Complete the following checklist. Generally, items on the checklist will be checked under the "YES" or "N/A" (not applicable) column. Those items checked "YES" will be shown on the plat or on supporting documentation (construction plans, restrictive covenants, etc.), included with this submittal. For those items that are checked under the "NO" column, explain why this plat should be approved without those items, in the Letter Requesting Plat Review.

<u>NO.</u>	<u>REQUIREMENT</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
1.	15 copies of Final Plat.	X		
2.	Plat Substantially Conforms to the Approved Preliminary Plat.	X		
3.	Submitted No Later Than 20 Days Before Regular Meeting of the City Council.	X		
4.	Legal Description and Area of Subdivision.	X		
5.	Subdivision Boundary Lines with Bearings and Dimensions to Primary Control Points, with Location and Description of all Monuments to Identify Points.	X		
6.	Easements On and Adjacent the Site, with Purpose, Location, and Dimensions.	X		
7.	Streets and Roads On and Adjacent to the Site, Including Location, Name, Right-of-Way Width, and Pavement Width.	X		
8.	Lot Lines and Sizes, Lot Areas in Acres, Block and Lot numbers, and Minimum Building Setback Lines.	X		
<u>NO.</u>	<u>REQUIREMENT</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>

9.	Names of Owners of Adjacent Unplatted Land	X		
10.	Names of Adjacent Platted Subdivisions.	X		
11.	Flood Hazard Areas and the Purpose for any Non-residential Sites.	X		
12.	Owner's Certificate Included on Plat, Signed and Notarized, Evidencing Free and Clear Ownership without Delinquent Taxes, Assessments, or Other Encumbrances	X		
13.	City Clerk's Certificate.	X		
14.	Plat Officer's Certificate.	X		
15.	County Clerk's Certificate.	X		
16.	County Plat Officer's Certificate, if required.			X
17.	IDOT District Engineer's Certificate, if required.	X		
18.	Township Road Commissioner's Certificate, if required.			X
19.	County Highway Superintendent's Certificate, if required.			X
20.	Registered Land Surveyor's Certificate.	X		
21.	Drainage Acknowledgement Certificate Included on Plat or on Construction Plans.	X		
22.	IDNR Endangered Species Consultation Process Completed with Satisfactory Clearance.	X		
23.	Construction Plans and Specifications, Estimate of Expenditure, and Drainage Plans Approved by City Engineer.	X		
24.	Scale Not Smaller than 200 Feet Per Inch.	X		
25.	Title, North Arrow, and Date.	X		
26.	Surety Provided that Public Improvements will be Completed Satisfactorily.			X
27.	Bill of Sale Conveying Public Utilities			X
28.	Subdivision Fees and Development Fees Paid		X	

FINAL PLAT FEES CALCULATION WORKSHEET

Subdivision Review Fee. For city review of final plats and construction plans and specifications the fee schedule is as follows:

Lots 1-10:	1	X \$25.00 =	25.00
Lots 11-20:		X \$20.00 =	
Lots 21-40:		X \$17.50 =	
Lots 41 & Up:		X \$12.50 =	
Total Review Fee:			\$25.00

Subdivision Development Fee. For extensions, improvements, or upgrades to the municipal water and sanitary sewer systems needed to support future growth and development the fee schedule is as follows:

Residential Development:

Total number of individual dwelling units in subdivision: X \$1,792.00 =

Non-Residential Development:

Total lot area in subdivision (in acres): 1.54 X \$5,344.00 = \$8,229.76

Other Fee(s). Roadway improvement fees or other assessments as agreed upon by Annexation Agreement, Development Agreement, etc.

NOTE: All applicable fees must be paid prior to final plat signing and recording.

FOR CITY OF WASHINGTON USE ONLY

Reviewer: Jon Oliphant

Date of Plat Submittal: 4/17/20

Date of Review: 4/21/20

Date to Go Before City Council: 5/18/20

Comments to City Council:

Action of City Council: