

# CITY OF WASHINGTON

## PLANNING & DEVELOPMENT DEPARTMENT

301 Walnut St. · Washington, IL 61571

Ph. 309-444-1135 · Fax 309-444-9779

<http://www.washington-illinois.org>

[joliphant@ci.washington.il.us](mailto:joliphant@ci.washington.il.us)

### MEMORANDUM

TO: Chairman Burdette and Planning and Zoning Commission  
FROM: Jon R. Oliphant, AICP, Planning & Development Director  
SUBJECT: Preliminary Plat – Beck Mercantile Place Subdivision  
DATE: August 24, 2020

Attached is a preliminary plat and checklist for Beck Mercantile Place Subdivision. Beck Oil Company of Illinois proposes the subdivision of the 4.566-acre lot on Business Route 24 into two lots. Additionally, Outlot A would be created between Lots 1 and 2 and serve as ingress-egress to those lots as well as to the undeveloped property to the south. Outlot A would be 60' in width and would be set aside for the possible future dedication of right-of-way for a southern extension of Eagle Avenue. Lot 1 would total 3.19 acres and be located west of Outlot A and Lot 2 would total 0.723 acres and be on the east side of Outlot A. The parcels with direct frontage to Business 24 are zoned C-2 (General Retail). The remaining portion of the property is currently unincorporated and subject to an annexation and rezoning to C-2.

The plat meets all city subdivision code requirements. The property would be accessed from Business 24 at the existing curb cut. IDOT announced funding for the eventual reconstruction of Business 24 and the owner's engineer has consulted extensively with IDOT to ensure that the turning radii for Outlot A would meet its design criteria. While this is a minor subdivision, the addition of an ingress-egress easement does not meet any of the stipulations that allow this to be processed administratively.

The proposal remains consistent with the recommendation for the site in the Comprehensive Plan. Given the above findings, staff supports approval of the preliminary plat for Beck Mercantile Place Subdivision.

This item is scheduled for review and a recommendation by the Planning and Zoning Commission at their meeting on September 2. The preliminary plat and final plat will be scheduled for consideration by the City Council at its meeting on September 8. The initial consideration of the annexation and rezoning is also scheduled for the September 2 PZC meeting.

#### Attachments

cc: Beck Oil Company of Illinois

# CITY OF WASHINGTON, ILLINOIS

## PRELIMINARY PLAT REVIEW CHECKLIST

NAME OF SUBDIVISION Beck Mercantile Place  
OWNER OF SUBDIVISION Beck Oil Company of Illinois  
ADDRESS OF OWNER 850 E. Thompson St.  
CITY Princeton State IL Zip 61356  
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 8/14/20

WHAT IS THE ZONING CLASSIFICATION OF THIS SUBDIVISION? C-2/County R-1

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 <sup>th</sup> 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          |           |            |

| <b><u>NO.</u></b> | <b><u>REQUIREMENT</u></b>   | <b><u>YES</u></b> | <b><u>NO</u></b> | <b><u>N/A</u></b> |
|-------------------|---|-------------------|------------------|-------------------|
| 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:** 8/14/20

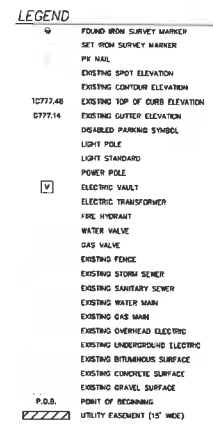
**Date of Review:** 8/24/20

**Date to Go Before Planning and Zoning Commission:** 9/2/20

**Comments to Planning and Zoning Commission:** See the attached memo

**Recommendation of Planning and Zoning Commission:**

BEING A SUBDIVISION OF PART OF THE E. 1/2 OF THE N.E. 1/4 OF SECTION 22, T.26N., R.3W., OF THE 3RD P.M., AND A PART OF LOTS 3, 8, 9, 10, 11, AND 12 OF HILLCREST SUBDIVISION NO. 1, TAZEWELL COUNTY, ILLINOIS



OWNER: DECK DR. COMMUNITY OF LINDROS  
800 EAST THOMPSON STREET  
PRINCETON, IL 61358

DEVELOPER: DECK DR. COMMUNITY OF LINDROS  
800 EAST THOMPSON STREET  
PRINCETON, IL 61358

1. TOTAL AREA OF DECK RECREATION PLATE: 4,566 SQUARE FEET.

2. WE CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THIS PROPERTY IS LOCATED WITHIN CENTRAL PLAINS COUNTY DISTRICT #1 AND WASHINGTON COUNTY HIGH SCHOOL DISTRICT #1.

3. THE PROPERTY IS LOCATED WITHIN P.L.N. NO. 00-02-22-204-000-006 (DECK #22-234-000-006) OF THE 2002-2004-000-006-02-22-204-000-006.

4. THE PROPERTY SHOWN HEREIN IS LOCATED IN AN AREA WHICH A ZONE DESIGNATION "A" (AREAS OF MAJOR PLANNING AND DEVELOPMENT) IS IN EFFECT. THE EMERGENCY MANAGEMENT PLAN IN FLOOD INSURANCE RATE MAP NO. 177900000, WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2007.

5. THE UTILITIES AS SHOWN HEREIN HAVE BEEN OBTAINED FROM THE UTILITIES COMPANY OR UTILITY COMPANY RECORDS AND SHOULD BE CONSIDERED APPROPRIATE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE SHOWN HEREIN ARE THE EXACT LOCATION OF THE UTILITIES.

6. THE UTILITIES SHOWN HEREIN ARE THE EXACT LOCATION OF THE UTILITIES SHOWN HEREIN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE THE EXACT LOCATION OF THE UTILITIES.

7. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UTILITIES.

8. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UTILITY AREA FOR WAGES AND CURED FOR THE BENEFIT OF LOTS 1 AND 2 AND THE PROPERTY LINDROS ADJACENT TO THE SOUTH LAKE OF SAGDOLDT "A".

THIS PRELIMINARY SUBDIVISION PLAT OF "BECK MERCANTILE PLACE", 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.

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 "BECK MERCANTILE PLACE" WAS APPROVED AND EASEMENTS SHOWN THEREON ACCEPTED.

I, DARYL R. ZIMMALT, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ABOVE PRELIMINARY PLAT OF "BECK MERCANTILE PLACE" AND THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS DRAWN TO A SCALE OF 1 INCH = 50 FEET. I FURTHER CERTIFY THAT NO PART OF THE PROPERTY INDICATED 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 171600060G, WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2017.

DATED AT THIS 17TH DAY OF AUGUST, A.D. 2020

DATED AT THIS 17TH DAY OF AUGUST, A.D. 2020

UNWALT & ASSOCIATES, INC.  
BY Ray R. Unwalt  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2325  
LICENSE EXPIRATION DATE 11-30-20



**ZUMWALT & ASSOCIATES, INC.**  
PROFESSIONAL ENGINEERS • REGISTERED LAND SURVEYORS  
1040 W. OLYMPIA DRIVE  
PEORIA, ILLINOIS • (309) 692-5074  
DESIGN FIRM REGISTRATION NO. 184-003189

PRELIMINARY PLAT  
FOR  
BECK OIL COMPANY

1/1