



## **CITY OF WASHINGTON, ILLINOIS**

### **City Council Agenda Communication**

**Meeting Date:** September 8, 2020

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

**Agenda Item:** Preliminary and Final Plats – Beck Mercantile Place Subdivision

**Explanation:** Attached are preliminary and final plats and corresponding checklists 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.

**Fiscal Impact:** The subdivision review fee is \$75. The developer has previously paid this.

#### **Recommendation/**

**Committee Discussion Summary:** Staff recommends approval of the preliminary and final plats for Beck Mercantile Place Subdivision. The Planning and Zoning Commission unanimously recommended approval of the preliminary plat at its meeting on September 2.

**Action Requested:** Approval of the preliminary and final plats at the September 8 City Council meeting.

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION APPROVING THE  
PRELIMINARY PLAT FOR  
BECK MERCANTILE PLACE SUBDIVISION**

**WHEREAS,** the Developer of Beck Mercantile Place 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 Beck Mercantile Place Subdivision is hereby approved.

Dated this eighth day of September, 2020.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

\_\_\_\_\_  
Mayor

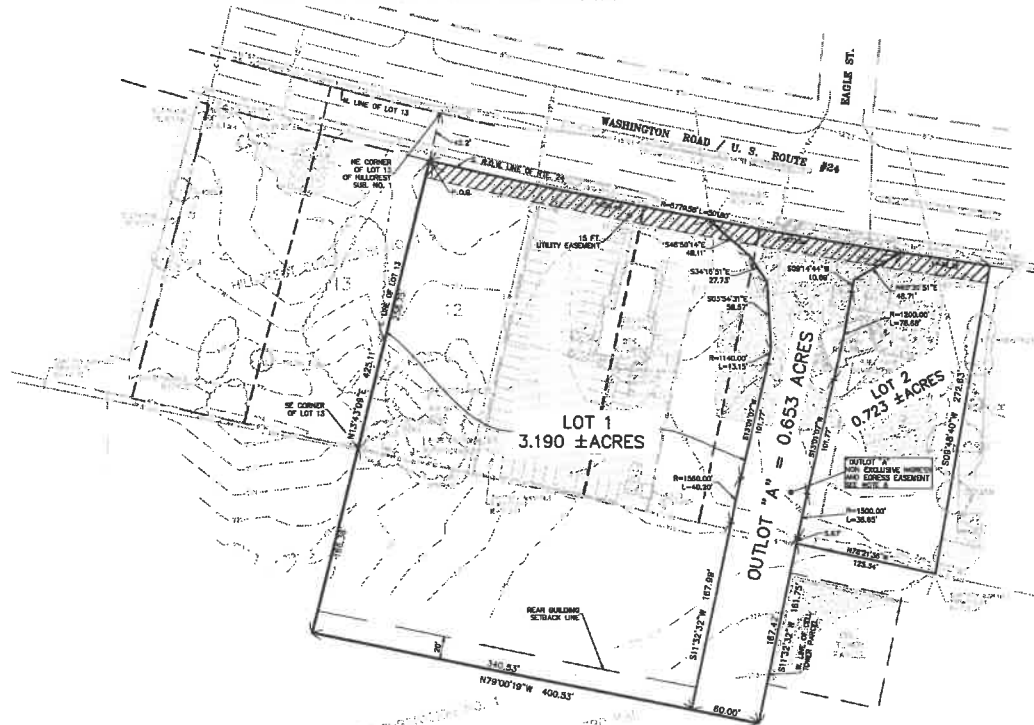
Attest:

\_\_\_\_\_  
City Clerk



# PRELIMINARY PLAT FOR BECK MERCANTILE PLACE

BEING A SUBDIVISION OF PART OF THE E. 1/2 OF THE N.E. 1/4 OF SECTION 22, T.28N., R.23E., OF THE 2ND P.M., AND A PART OF LOTS 3, 6, 9, 10, 11, AND 12 OF HILLCREST SUBDIVISION NO. 1, TAZEWELL COUNTY, ILLINOIS



LEGEND	
	FOUND IRON SURVEY MARKER
	SET IRON SURVEY MARKER
	P.M. NAIL
	EXISTING SPOT ELEVATION
	EXISTING CONTOUR ELEVATION
	EXISTING TOP OF ELM ELEVATION
	EXISTING GUTTER ELEVATION
	DISABLED PARKING SYMBOL
	LIGHT POLE
	LIGHT STANDARD
	POWER POLE
	ELECTRIC VAULT
	ELECTRIC TRANSFORMER
	FIRE HYDRANT
	WATER VALVE
	GAS VALVE
	EXISTING FENCE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING GAS MAIN
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING WETLAND SURFACE
	EXISTING CONCRETE SURFACE
	EXISTING GRAVEL SURFACE
	POINT OF BEGINNING
	UTILITY EASEMENT (10' WIDE)

## NOTES:

- OWNER: BECK OIL COMPANY OF ILLINOIS  
830 EAST THOMPSON STREET  
PRINCETON, IL 61358
- DEVELOPER: BECK OIL COMPANY OF ILLINOIS  
830 EAST THOMPSON STREET  
PRINCETON, IL 61358
- TOTAL AREA IN BECK MERCANTILE PLACE = 4.908 ACRES
- WE CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THIS PROPERTY IS LOCATED WITHIN CENTRAL GRADE SCHOOL DISTRICT #51 AND WASHINGTON COMMUNITY HIGH SCHOOL DISTRICT #308
- PROPERTY IS LOCATED WITHIN PLAT NO. 02-02-22-201-008, 02-02-22-201-007, 02-02-22-201-006, 02-02-22-201-005
- THE PROPERTY SHOWN HEREIN IS LOCATED IN 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. 1717900002, WITH AN EFFECTIVE DATE OF FEBRUARY 13, 2017.
- UTILITIES AS SHOWN HEREIN WERE TAKEN FROM PREVIOUS SURVEY INFORMATION OR UTILITY COMPANY MAPS AND SHOULD BE CONSIDERED APPROXIMATE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN CORRESPOND TO ALL UTILITIES IN THE AREA, EITHER BY SPHERE OR ARRANGEMENT. 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.
- OUTLOT "A" AS SHOWN HEREIN IS A NON-EXCLUSIVE EASEMENT AREA FOR IMPROVEMENTS AND EGRESS FOR THE BENEFIT OF LOTS 1 AND 2 AND THE PROPERTY LYING ADJACENT TO THE SOUTH LINE OF SAID OUTLOT "A".

## PLAT OFFICER'S AND PLANNING COMMISSION'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF TAZEWELL }  
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.

PLAT OFFICER

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

CITY CLERK

STATE OF ILLINOIS }  
COUNTY OF TAZEWELL }

I, \_\_\_\_\_, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ABOVE PRELIMINARY PLAT OF "BECK MERCANTILE PLACE" AND THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS SHOWN TO A SCALE OF 1 INCH = 50 FEET. I FURTHER CERTIFY THAT NO PART OF THE PRESENT LIEUTENANT IN THIS SURVEY AND MAP 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 1717900002, WITH AN EFFECTIVE DATE OF FEBRUARY 13, 2017.

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

ZUMWALT & ASSOCIATES, INC.

BY: \_\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2334  
LICENSE EXPIRATION DATE 11-30-20

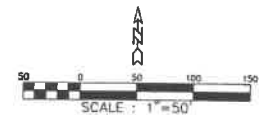


DRAWN BY: TWA  
APPROVED BY: GRZ  
DATE: AUGUST 17, 2020  
DWG: 20873-P-001  
SURVEY BY: MWF

ZUMWALT & ASSOCIATES, INC.  
PROFESSIONAL ENGINEERS & REGISTERED LAND SURVEYORS  
1040 W. OLYMPIA DRIVE  
PEORIA, ILLINOIS 61601-5974  
DESIGN PROFESSIONAL NO. 18-00180

## LEGAL DESCRIPTION

A PART OF THE E. 1/2 OF THE N.E. 1/4 OF SECTION 22, T.28N., R.23E., OF THE 2ND P.M., AND A PART OF LOTS 3, 6, 9, 10, 11, AND 12 OF HILLCREST SUBDIVISION NO. 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF LOT 12 OF SAID HILLCREST SUBDIVISION NO. 1, THENCE SOUTHWESTERLY ALONG THE EASTERN LINE OF SAID LOT 12, A DISTANCE OF 42.2 FEET, MORE OR LESS, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. ROUTE 24, AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED, THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH RIGHT OF WAY LINE OF U.S. ROUTE 24, ON A CURVE TO THE LEFT, BEARING A RADIUS OF 576.38 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 12, A DISTANCE OF 27.23 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12, THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 123.4 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERN LINE OF SAID LOT 12, THENCE SOUTHWESTERLY ALONG THE SOUTHERLY EXTENSION OF THE EASTERN LINE OF SAID LOT 12, A DISTANCE OF 16.76 FEET TO A POINT ON THE SOUTHWEST CORNER OF SAID LOT 12, THENCE SOUTHWESTERLY ALONG THE EASTERN LINE OF SAID LOT 12, A DISTANCE OF 16.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12, THENCE SOUTHWESTERLY ALONG THE EASTERN LINE OF SAID LOT 12, A DISTANCE OF 16.76 FEET TO THE POINT OF BEGINNING, SITUATE, LYING AND BEING IN THE COUNTY OF TAZEWELL AND STATE OF ILLINOIS.



PRELIMINARY PLAT  
FOR  
BECK OIL COMPANY

1/1

JOB NO. 20.875

# 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		

<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

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**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:** Approve