



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
FINAL PLAT FOR
BECK MERCANTILE PLACE SUBDIVISION**

WHEREAS, the Developer of Beck Mercantile Place Subdivision has submitted a Final Plat to the City for approval, and

WHEREAS, the City Plat Officer has reviewed the Final Plat and recommends approval of the plat, and

WHEREAS, the Planning and Zoning Commission has previously recommended approval of the preliminary subdivision concept plan, and

WHEREAS, the final plat substantially conforms with the preliminary plat.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, that the Final Plat of Beck Mercantile Place Subdivision is hereby approved.

Dated this eighth day of September, 2020.

Ayes: _____

Nays: _____

Mayor

Attest:

City Clerk

FINAL PLAT OF BECK MERCANTILE PLACE

BEING A SUBDIVISION OF PART OF THE E. 1/2 OF THE N.E. 1/4 OF SECTION 22, T.26N., R.3.W. 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

LEGAL DESCRIPTION

A PART OF THE E. 1/2 OF THE N.E. 1/4 OF SECTION 22, T.26N., R.3.W. OF THE 3RD P.M., AND A PART OF LOTS 3, 8, 9, 10, 11, AND 12 OF HILLCREST SUBDIVISION NO. 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 13 OF SAID HILLCREST SUBDIVISION NO. 1, THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 13, A DISTANCE OF 452 FEET, MORE OR LESS, TO A POINT ON THE SOUTH BOUNDARY OF WAY LINE OF U.S. ROUTE 24, AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED, THENCE IN AN EASIERLY DIRECTION ALONG THE SOUTH BOUNDARY OF WAY LINE OF U.S. ROUTE 24, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 379.56 FEET FOR AN ARC DISTANCE OF 101.87 FEET TO A POINT ON THE EAST LINE OF SAID LOT 13, THENCE BY MEANS OF A CURVE, ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 372.83 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8, THENCE INTERSECTING ALONG THE THENCE BY 79°-07'-10" N. A DISTANCE OF 400.83 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 13, THENCE BY 83°-43'-00" N. ALONG THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 13, A DISTANCE OF 164.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13, THENCE BY 83°-43'-00" N. ALONG THE EASTERLY LINE OF SAID LOT 13, A DISTANCE OF 256.75 FEET TO THE POINT OF BEGINNING, SITUATE, LYING AND BEING IN THE COUNTY OF TAZEWELL AND STATE OF ILLINOIS.

STATE OF ILLINOIS
COUNTY OF

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BECK & COMPANY, IS THE LEGAL OWNER OF RECORD OF THE LAND DESCRIBED ON THE PLAT HEREIN DRAWN AND SHOWN HEREON AS SUBDIVISION, AND THAT IT HAS CAUSED SAID LAND TO BE SURVEYED, SUBDIVIDED, SITUATED, AND PLATTED AS SHOWN HEREON, FOR THE PURPOSE OF HAVING THIS PLAT RECORDED AS PROVIDED BY LAW.

EXEMPTIONS 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 THE SUBDIVISION AND ADJACENT PROPERTIES WITH GAS, ELECTRIC, AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO ERECT ACROSS THE SAME TO INSTALL, OPERATE, AND MAINTAIN SAID UTILITY FACILITIES AND TO TRIM OR REMOVE ANY TREES, SHRUBS OR BARBERS.

NO PERMANENT ENCUMBRANCES OR 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. 308 AND CENTRAL GRADE SCHOOL DISTRICT NO. 31.

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

STATE OF ILLINOIS
COUNTY OF

_____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY SHOWED 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.

WITNESSED UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 2020.

NOTARY PUBLIC

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 THERE HAS BEEN NO OTHER RECORD OF THE DESCRIBED PARCEL, UNLESS OTHERWISE SPECIALLY ASSIGNED, OR UPON CURRENT SPECIAL ASSIGNMENTS AGAINST THE TRACT OF LAND DESCRIBED IN THE ACCOMPANYING PLAT.

WITNESSED 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, DO HEREBY APPROVE THIS FINAL PLAT OF BECK MERCANTILE PLACE AND ACKNOWLEDGE THAT IT MEETS THE REQUIREMENTS OF THE CITY SUBDIVISION CODE AND COMPREHENSIVE PLAN.

WITNESSED UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2020.

CITY OF WASHINGTON PLAT OFFICER

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 OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 2020, THE FINAL PLAT OF BECK MERCANTILE PLACE HAS BEEN APPROVED AND EASEMENTS SHOWN THEREON WERE ACCEPTED.

WITNESSED UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2020.

CITY CLERK

STATE OF ILLINOIS
COUNTY OF TAZEWELL

I, DARYL R. ZIMMELT, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ABOVE FINAL PLAT OF "BECK MERCANTILE PLACE" AND THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS SHOWN TO A SCALE OF 1"=40 FEET. I FURTHER CERTIFY THAT THE PART OF THE LOTS INCLUDED IN THIS SURVEY AND SUBDIVISION IS LOCATED WITHIN THE SPECIAL PLANNED AREA IDENTIFIED FOR TAZEWELL COUNTY, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON THE FLOOD INSURANCE RATE MAP NUMBER 17178C0000E DATED FEBRUARY 11, 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. 31.

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

ZIMMELT & ASSOCIATES, INC.

DARYL R. ZIMMELT

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3336

LICENSE EXPIRATION DATE 11-30-20

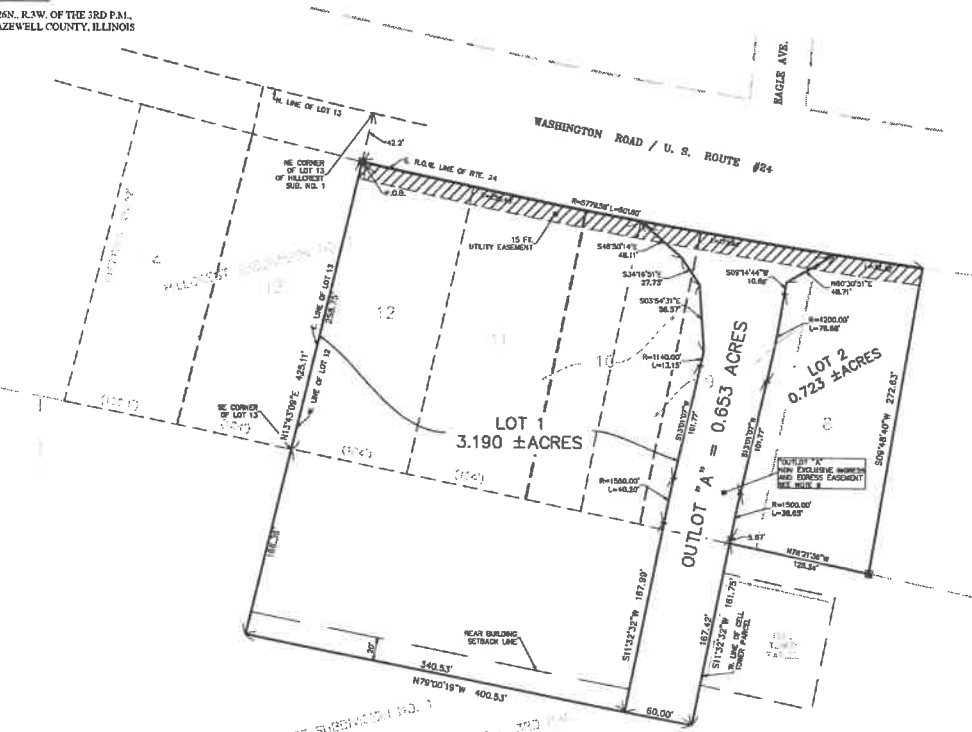


THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO HIGHWAY ACCESS PURSUANT TO CHAPTER 215.5/215.502 PARAGRAPH 2, HOWEVER, A PERMIT FOR ACCESS IS REQUIRED BY THE OWNER OF THE PROPERTY. A PLAT THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS OVERWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DATED THIS _____ DAY OF _____, A.D. 2020.

REGINA THREE ENGINEER

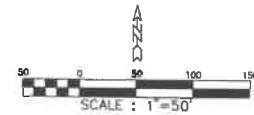


NOTES:

- TOTAL AREA IN BECK MERCANTILE PLACE = 4.586 ACRES
- PROPERTY IS LOCATED WITHIN P.L.N. NO. 03-02-22-204-000; 03-02-22-204-001; 03-02-22-204-002; 03-02-22-204-003.
- 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. 17178C0000E, WITH AN EFFECTIVE DATE OF FEBRUARY 11, 2017.
- BASES OF BECKING: ILLINOIS STATE PLANE COORDINATE SYSTEM WEST ZONE, 1983 ADJUSTMENT.
- FROM SURVEY PER SET AT ALL LOT CORNERS, POB AND PPS UNLESS OTHERWISE NOTED.
- OUTLOT "A", AS SHOWN HEREON, IS A NON-EXCLUSIVE EASEMENT AREA FOR HORSES AND EQUESTRIANS FOR THE BENEFIT OF LOTS 1 AND 2 AND THE PROPERTY LYING ADJACENT TO THE SOUTH LINE OF SAID OUTLOT "A".

LEGEND

- | POINT OF BEGINNING | POINT OF BEGINNING |
|-----------------------------|---------------------------------|
| P.O.B. | POINT OF BEGINNING |
| ACTUAL FIELD MEASUREMENT | ACTUAL FIELD MEASUREMENT |
| (10'x) | PREVIOUS PLATTED OR EXIST. CALL |
| UTILITY EASEMENT (15' WIDE) | UTILITY EASEMENT (15' WIDE) |
| CONCRETE MONUMENT | CONCRETE MONUMENT |



CITY OF WASHINGTON, ILLINOIS

FINAL 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 FINAL PLAT TO THE CITY 8/14/20
DATE OF CITY COUNCIL APPROVAL OF THE PRELIMINARY PLAT 9/8/20

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:	3	X \$25.00 =	55.00
Lots 11-20:		X \$20.00 =	
Lots 21-40:		X \$17.50 =	
Lots 41 & Up:		X \$12.50 =	
Total Review Fee:			\$75.00

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): X \$5,344.00 =

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: 8/14/20

Date of Review: 8/24/20

Date to Go Before City Council: 9/8/20

Comments to City Council:

Action of City Council: