



Economic Development Committee

215 S. East Street

Carlinville, IL 62626

<http://www.macoupincountyil.gov/>

Regular Meeting

~ Minutes ~

Wednesday, December 2, 2015

5:00 PM

County Board Room

I. CALL TO ORDER

PRESENT: Wiggins, Armour, Lewis, Long, Pomatto, Schwallenstecker, Starr

ABSENT:

II. PUBLIC PORTION

1. Boomershine Subdivision in Brighton Approval

Mr. & Mrs. Boomershine were present to request subdividing the tract of land into lots located on North Fosterburg Road. Mr. Boomershine stated that he has 4.4 acres, and his wife's mother purchased a home and put in on their land and he would like to subdivide the property by creating two lots, his mother in laws would be 1.75 acres, leaving them 2.66 acres. Committee asked if all departments have signed off on the division. All departments present for signing off on the division did not have any issues.

Motion made by Schwallenstecker and seconded by Long to recommend to the full board to approve the subdividing of the land into two parcels.

RESULT:	MOTION TO RECOMMEND [UNANIMOUS]
MOVER:	Ollie Schwallenstecker, Member
SECONDER:	Frank Long, Member
AYES:	Wiggins, Armour, Lewis, Long, Pomatto, Schwallenstecker, Starr

2. Johnson Acres Subdivision in Shipman Approval

Committee Chair Wiggins asked Carl Nail-Professional Land Surveyor representing Ronald & Linda Johnson to explain to the committee what they are requesting.

Carl explained that the Johnsons own property about a mile north of Shipman. There are two houses on one tract of land which should not have happened. In 2007 there was a building permit issued for the new construction of a house for a family member. The permit was issued without creating a new split for the five acre tract of land. Ron and Linda Johnson had an existing septic system going north of their house, and the new house was granted a new aeration system which was located behind the other house.

Carl Nail and been in contact with Craig Bussman (Health Dept) about what to do; you can't have laterals on someone else's property. Johnsons have contacted a contractor and they are having the laterals relocated at a cost of \$4250.00. On the final plat Lot 1 would be 4 acres and Lot 2 would be one acre. The main reason we are doing this is they are trying to sell their house.

Motion made by Pomatto and seconded by Starr to recommend to the full board to approve the division of the acres known as Johnson Acres Subdivision.

RESULT: MOTION TO RECOMMEND [UNANIMOUS]
MOVER: Ruth Ann Pomatto, Member
SECONDER: Harry Starr, Member
AYES: Wiggins, Armour, Lewis, Long, Pomatto, Schwallenstecker, Starr

3. Declaration to Vacate Part of August Nieman's & Herman Whitehouse Subdivisions Plat

Carl explained there is a subdivision just outside of Mt. Olive located across the road from Max Mullen's Salvage call August Nieman's and Herman Whitehouse Subdivision. Korunka owns property in this subdivision which was platted back in the early 1900s and never developed, but the subdivision was recorded. Mr. Korunka owns several parcels in this subdivision and he sold two parcels to his son and is requesting that the 25' alley between the two parcels be vacated and the street (McKinley St.) between his property and the parcels that he sold to his son be vacated. Nail stated that vacating the street will not cause any other property to be land locked.

Motion made by Starr and seconded by Lewis to recommend to the full board to adopt an ordinance to vacate the 25' alley between the two parcels and to vacate part McKinley St from Korunka Lane to Oak Street in said subdivision.

RESULT: MOTION TO RECOMMEND [UNANIMOUS]
MOVER: Harry Starr, Member
SECONDER: Shielda Lewis, Member
AYES: Wiggins, Armour, Lewis, Long, Pomatto, Schwallenstecker, Starr

STATE OF ILLINOIS }
COUNTY OF MACOUPIN } SS
THIS IS TO CERTIFY THAT THE FOREGOING PLAT OF JOHNSON ACRES, WITH THE ACCOMPANYING CERTIFICATES, WAS SUBMITTED TO THE MACOUPIN COUNTY PLANNING COMMISSION AND APPROVED AT A MEETING HELD THIS ___ DAY OF _____, 2015.

CHAIRMAN _____ ATTEST, SECRETARY _____
THIS IS TO CERTIFY THAT THE FOREGOING PLAT OF JOHNSON ACRES, WITH THE ACCOMPANYING CERTIFICATES, WAS SUBMITTED TO THE COUNTY BOARD OF MACOUPIN, ILLINOIS, AND APPROVED AT A MEETING HELD THIS ___ DAY OF _____, 2015.

CHAIRMAN _____ COUNTY ENGINEER _____
COUNTY CLERK _____

hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against the tract of land on the foregoing Plat of Johnson Acres, as described on the foregoing Surveyors Certificate.

CERTIFICATION BY THE COUNTY CLERK

DATED AT Carlinville, Illinois, this _____ day of _____, 2015.
County Clerk _____
TAX I.D. #22-000-184-04

PUBLIC HEALTH ADMINISTRATOR'S CERTIFICATE

No public sewer system exists to serve this subdivision. This Plat is approved with respect to on site sewage disposal and the discharge involved has been reviewed in accordance with established soil suitability evaluation procedures.

Public Health Administrator _____ Date _____

SCHOOL DISTRICT STATEMENT

The undersigned owner of the land shown on the foregoing Plat of Johnson Acres does hereby certify and state to the best of their knowledge and belief that the property is within Southwestern Community Unit School District #3.

OWNER'S CERTIFICATE

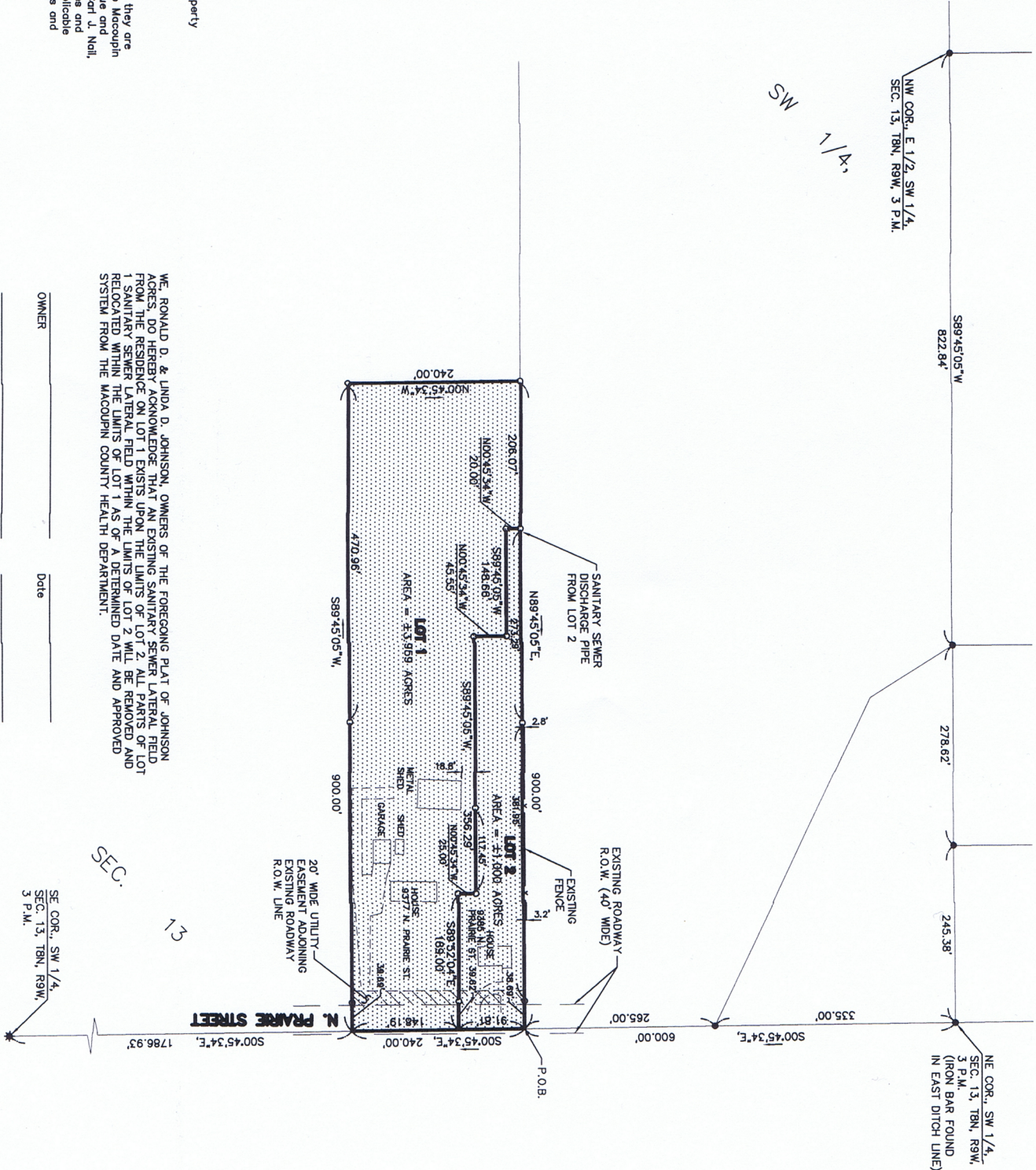
KNOW ALL MEN BY THESE PRESENTS, That the undersigned hereby certifies that they are the owner's of all the premises embodied on the foregoing Plat of Johnson Acres, to Macoupin County, Illinois, and that they have caused said Plat to be made of this lot and correct Plat of Johnson Acres, to Macoupin County, Illinois, as by Carl J. Nail, Illinois Professional Land Surveyor Number 3136, and the plat attached hereby dedicated sets apart for the use of the general public forever all of the easements to the applicable public utility companies of their utility installations that are permitted by resolutions and codes by Macoupin County, Illinois.

OWNER _____ Date _____
OWNER _____ Date _____
OWNER _____ Date _____

Subscribed to before me this _____ day of _____, 2015.
Notary Public _____

**- FINAL PLAT -
JOHNSON ACRES
(COUNTY MINOR SUBDIVISION)**

(Pl. SW 1/4, Sec. 13, T8N, R9W, 3 P.M., Macoupin County, Illinois)



SCALE: 1" = 100'
AREA = 4.959 ACRES
LAND USE = SINGLE FAMILY

- LEGEND**
- IRON PIPE FOUND
 - IRON PIN FOUND
 - IRON PIN SET
 - IRON PIN SET IN CONCRETE

NOTES

BEARINGS ARE ASSUMED.
NO PART OF THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
NO TITLE SEARCH WAS PROVIDED FOR THIS SURVEY WHICH MAY DISCLOSE ANY RECORDS OF EASEMENTS, RIGHT OF WAYS, ENCUMBRANCES, OR ANY OTHER FACTS RELATED TO THIS PROPERTY.
THERE APPEARS TO BE AN ENCROACHMENT ONTO THE ADJOINING PROPERTY TO THE NORTH FROM AN EXISTING FENCE LOCATED ON THIS PROPERTY.

SURVEYORS CERTIFICATE

(Pl. SW 1/4, Sec. 13, T8N, R9W, 3 P.M.)
Part of the Southwest Quarter of Section 13, Township 8 North, Range 9 West of the Third Principal Meridian, Macoupin County, Illinois, being more particularly described as follows:
Commencing at the northeast corner of said Southwest Quarter; thence South 00 degrees 45 minutes 34 seconds East a distance of 240.00 feet; thence South 00 degrees 45 minutes 34 seconds East along the east line of said Southwest Quarter, a distance of 600.00 feet to the point of beginning.
From said point of beginning, thence continuing South 00 degrees 45 minutes 34 seconds East along the east line of said Southwest Quarter, a distance of 240.00 feet; thence South 89 degrees 00 minutes 00 seconds West a distance of 900.00 feet; thence North 00 degrees 45 minutes 34 seconds East a distance of 900.00 feet to the point of beginning.
From said point of beginning, thence continuing South 00 degrees 45 minutes 34 seconds East along the east line of said Southwest Quarter, a distance of 240.00 feet; thence South 89 degrees 00 minutes 00 seconds West a distance of 900.00 feet; thence North 00 degrees 45 minutes 34 seconds East a distance of 900.00 feet to the point of beginning, containing 4.959 acres, more or less.

I, CARL J. NAIL, HEREBY CERTIFY THAT I AM AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND THAT IN THE MONTH OF NOVEMBER, 2015, I MADE A SURVEY OF THE DESCRIBED PROPERTY AND THE FOREGOING FINAL PLAT CORRECTLY REPRESENTS THE RESULTS OF SAID SURVEY.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3136
DATE: _____

9-1-1 COORDINATOR'S CERTIFICATES

I, _____, 9-1-1 Coordinator of Macoupin County, Illinois, hereby certify that this plat has been reviewed for 9-1-1 Emergency Service and proper common addresses have been assigned.
9-1-1 Coordinator _____ Date _____

OWNER/SUBDIVIDER
Ronald D. & Linda D. Johnson
9377 N. Prairie Street
Shipman, Illinois
62685
PH. (618)946-4654

SURVEYOR
Carl J. Nail, P.L.S.
P.O. Box 41
Litchfield, Illinois
62056
PH. (217)324-2557



FINAL PLAT
Nail Land Surveying
Litchfield, Illinois
JCR NO. 9967

DECLARATION TO VACATE PART OF SUBDIVISION PLAT

(Part of August Nieman's Subdivision & part of
Herman Whitehouse Subdivision, Macoupin County, Illinois)

WHEREAS, there was filed for record in the Office of the Recorder of Deeds of Macoupin County, Illinois, on April 16, 1910, a Plat designated as August Nieman's Subdivision, and that on July 26, 1912, a Plat designated as Herman Whitehouse Subdivision, AND:

WHEREAS, said Plats do include certain dedicated right of ways for street purposes and public grounds running North and South and running East and West through said Plats, AND:

WHEREAS, James Korunka, is now the owner of all that part of Block 2 in said August Nieman's Subdivision and Block 1 in Herman Whitehouse Subdivision by virtue of a Warranty Deed recorded in the Office of the Recorder of Deeds of Macoupin County, Illinois, AND that running North and South between the said Blocks 1 and 2, AND that running East and West through said Block 2 are certain dedicated right of ways for street purposes and public grounds, AND:

WHEREAS, the said dedicated right of ways for street purposes and public grounds as above mentioned, have never since said Plats were filed for record, been appropriated for public use and in fact, that there are no such streets in actual and visible existence, and that an abandonment of said dedicated right of ways, as mentioned above, will not operate to prejudice any owners of any other portion of said Plats, AND:

WHEREAS, there is attached hereto, and made part of, a "Plat of Vacation" describing the limits of the said dedicated right of ways and portions thereof to be vacated, AND:

WHEREAS, James Korunka desires to vacate all that part of the 50 feet wide Street dedicated right of way running North and South between the said Blocks 1 and 2, beginning on the south line of the said Blocks 1 and 2 and ending on the north line of the said Blocks 1 and 2, AND to vacate all that part of the 20 feet wide Alley dedicated right of way running East and West through said Block 2, beginning on the west line of said Block 2 and ending on the east line of said Block 2.

PLAT OF VACATION
 (SEE PAGE 4 FOR LEGAL DESCRIPTION)

23137 Korunka Lane
 Mt. Olive, Illinois
 62069

NE COR., SE 1/4, NW 1/4, SEC. 1, T7N, R6W, 3 P.M.
 PRIVATE DRIVE

LINCOLN STREET

STREET

SYCAMORE STREET

DATE : 11/24/15
 JOB NO. 2009027



NW COR., SE 1/4, NW 1/4, SEC. 1, T7N, R6W, 3 P.M.

SW COR., SE 1/4, NW 1/4, SEC. 1, T7N, R6W, 3 P.M.

SCALE : 1" = 200'

LIMITS AREA TO BE VACATED

Attachment: vacatedeclaration (1488 : Declaration to Vacate Part of August Nieman's & Herman Whitehouse Subdivisions Plat)

LEGAL DESCRIPTION

(Part of August Nieman's Subdivision & part of Herman Whitehouse Subdivision, Macoupin County, Illinois)

All that part of the 50 feet wide Street dedicated right of way running North and South between Block 1 in Herman Whitehouse Subdivision and between Block 2 in August Nieman's Subdivision, all in Macoupin County, Illinois, beginning on the south line of the said Blocks 1 and 2 and ending on the north line of the said Blocks 1 and 2, AND all that part of the 20 feet wide Alley dedicated right of way running East and West through said Block 2, beginning on the west line of said Block 2 and ending on the east line of said Block 2.

NO TITLE SEARCH WAS PROVIDED FOR THIS SURVEY WHICH MAY DISCLOSE ANY RECORDS OF EASEMENTS, RIGHT OF WAYS, ENCUMBRANCES, OR ANY OTHER FACTS RELATED TO THIS PROPERTY.

I HEREBY CERTIFY THAT THE DRAWING ON THE ACCOMPANYING PAGE 3 CORRECTLY REPRESENTS AND IDENTIFIES THE AREA AS DESCRIBED ABOVE TO BE VACATED AS PART OF AUGUST NIEMAN'S SUBDIVISION AND AS PART OF HERMAN WHITEHOUSE SUBDIVISION, MACOUPIN COUNTY, ILLINOIS.



LICENSE EXPIRES 11/30/16

Carl J. Nail

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3136

DATE : Nov. 24, 2015

Attachment: vacatedeclaration (1488 : Declaration to Vacate Part of August Nieman's & Herman Whitehouse Subdivisions Plat)