



Economic Development Committee

215 S. East Street

Carlinville, IL 62626

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

Regular Meeting

~ Minutes ~

Wednesday, April 5, 2017

5:30 PM

County Board Room

I. CALL TO ORDER

PRESENT: Armour, Starr, Lewis, Long, Pomatto, Reiher, Rull

ABSENT:

II. AGENDA ITEMS

1. O'Brien Addition Minor Subdivision Approval

Carl Nail presented an application for a minor subdivision located on the north side of Benld. He stated there is an existing house that was parceled out; the owner has passed, but Nail client is in charge of his affairs wants to sell house beside hers. They could not do a simple survey, because she has already used the one time exemption of less than five acres that complies with the plat act; so that put us in the subdivision category to comply with county rules. Nail has contacted Craig Bussman the minimum lot size for the sanitary code is one acre and that is what we have; Reinhart has waived his improvement plan because there is no improvement plan. Nail stated that everyone has been contacted and signed off on.

Motion made by Lewis and seconded by Long to recommend to the full board the approval of a one lot subdivision.

RESULT:	MOTION TO RECOMMEND [UNANIMOUS]
MOVER:	Shielda Lewis, Member
SECONDER:	Frank Long, Member
AYES:	Armour, Starr, Lewis, Long, Pomatto, Reiher, Rull

2. Tentative approval and recommendation to full board of bid for tiling of County farmland north of Carlinville

Armour stated that he had previous approval from the committee to talk to the contractors. He took three contractors out to look it over and bounced ideas off each other, and came up with a plan. Armour went over how the tiling will work; he said it's a couple days work. He received three quotes:

Prose's from Girard bid- \$6774.65;

Matt Cole-Carlinville bid \$5,900;

Danny Cox-Palmyra bid \$4,187.48

Motion made by Rull and seconded by Pomatto to accept Danny Cox's bid of \$4,187.48.

RESULT: MOTION TO RECOMMEND [UNANIMOUS]
MOVER: Gary Rull, Member
SECONDER: Ruth Ann Pomatto, Member
AYES: Armour, Starr, Lewis, Long, Pomatto, Reiher, Rull

APPLICATION FOR FINAL PLAT APPROVAL

County of Macoupin, Illinois

Name of Subdivision O'BRIEN ADDITION

Location Pt. SE & SW 1/4's, SEC 30, T8N, R6W, 3 PM

Name of Subdivider LAURA O'BRIEN (NORMAN OF BETHLEHEM)

Phone No. where subdivider can be reached 217/246-4322

Application is hereby made for approval of the final plat. The following documents are made a part of this application:

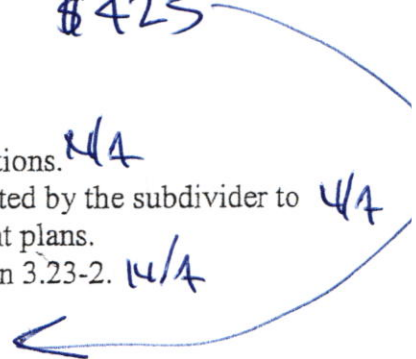
For Major Subdivisions:

- a. Twelve (12) copies of Final Plat.
- b. Twelve (12) copies of Protective Covenants and Restrictions. *N/A*
- c. Twelve (12) copies of an agreement, executed by the subdivider to construct improvements in accordance to the improvement plans. *N/A*
- d. One (1) copy of financial guarantees as required in Section 3.23-2. *N/A*
- e. Final Plat fees. Refer to Section 3.23 for applicable fees.

\$425

For Minor Subdivisions:

- a. Fourteen (14) copies of Final Plat.
- b. Fourteen (14) copies of Protective Covenants and Restrictions. *N/A*
- c. Fourteen (14) copies of an agreement, if necessary, executed by the subdivider to construct improvements in accordance to the improvement plans. *N/A*
- d. One (1) copy of financial guarantees as required in Section 3.23-2. *N/A*
- e. Final Plat fees. Refer to Section 3.23 for applicable fees.



Action by the Planning and Subdivision Committee should be sent to:

Name CARL HALL

Address P.O. Box 41

LITCHFIELD, IL 62056

Respectfully submitted this 21 day of MARCH, 2017

Signed Carl Hall

Final Plat Fee \$425

Attachment: obrienaddnapplication (1671 : O'Brien Addition Minor Subdivision Approval)

County Department Review for Major and Minor Subdivisions:

Public Health Officer
(217) 854-3223

Date Reviewed: _____

Soil & Water Conservation District
(217) 854-2628

Date Reviewed: _____

County Engineer
(217) 854-6416

Date Reviewed: _____

Plat Officer
(217) 854-8281

Date Reviewed: 3-21-17

County Department Review for Minor Subdivisions only:

County Clerk (verify taxes)
(217) 854-3214

Date Reviewed: _____

Emergency Telephone System (E911)
(217) 854-5459

Date Reviewed: _____

Planning and Subdivision Committee Action:

Recommend _____ Recommend Conditionally _____
Not recommend _____

Comments: _____

Date _____

CHAIRMAN,
PLANNING AND SUBDIVISION COMMITTEE

(Approved 11/05)

Attachment: obrienaddnapplication (1671 : O'Brien Addition Minor Subdivision Approval)

STATE OF ILLINOIS }
COUNTY OF MACOUPIN } SS

- FINAL PLAT -
O'BRIEN ADDITION
(COUNTY MINOR SUBDIVISION)

(Pt. SE & SW 1/4's, Sec. 30, T8N, R6W, 3 P.M., Macoupin County, Illinois)

THIS IS TO CERTIFY THAT THE FOREGOING PLAT OF O'BRIEN ADDITION, WITH THE ACCOMPANYING CERTIFICATES, WAS SUBMITTED TO THE MACOUPIN COUNTY PLANNING COMMISSION AND APPROVED AT A MEETING HELD THIS ___ DAY OF _____, 2017.

CHAIRMAN _____ ATTEST, SECRETARY _____

THIS IS TO CERTIFY THAT THE FOREGOING PLAT OF O'BRIEN ADDITION, WITH THE ACCOMPANYING CERTIFICATES, WAS SUBMITTED TO THE COUNTY BOARD OF MACOUPIN, ILLINOIS, AND APPROVED AT A MEETING HELD THIS ___ DAY OF _____, 2017.

CHAIRMAN _____ COUNTY ENGINEER _____

COUNTY CLERK _____

CERTIFICATION BY THE COUNTY CLERK

I, _____, County Clerk of Macoupin County, Illinois, 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 O'Brien Addition, as described on the foregoing Surveyors Certificate.

DATED AT Carlinville, Illinois, this _____

day of _____, 2017.

County Clerk _____

TAX I.D. #03-000-615-00

PUBLIC HEALTH ADMINISTRATOR'S CERTIFICATE

City of Benld public sewer system exists to serve this subdivision. This Plat is approved with respect to sewage disposal.

Public Health Administrator _____ Date _____

SCHOOL DISTRICT STATEMENT

The undersigned owner of the land shown on the foregoing Plat of O'Brien Addition, does hereby certify and state to the best of their knowledge and belief that the property is within Gillespie School District.

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 O'Brien Addition, to Macoupin County, Illinois, and that they have caused said Plat to be made and that it is a true and correct Plat of O'Brien Addition, to Macoupin County, Illinois, as laid off into lot by Carl J. Nail, Illinois Professional Land Surveyor Number 3136; and the undersigned hereby dedicates and sets apart for the use of the general public forever all of the easements to the applicable public utility companies for those utility installations that are permitted by resolutions and codes by Macoupin County, Illinois.

OWNER _____ Date _____

OWNER _____ Date _____

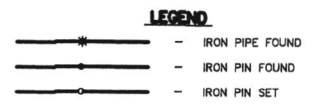
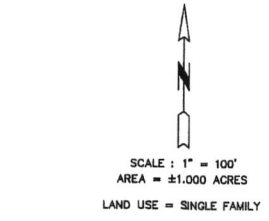
Subscribed to before me this _____ day of _____, 2017.

Notary Public _____

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 _____

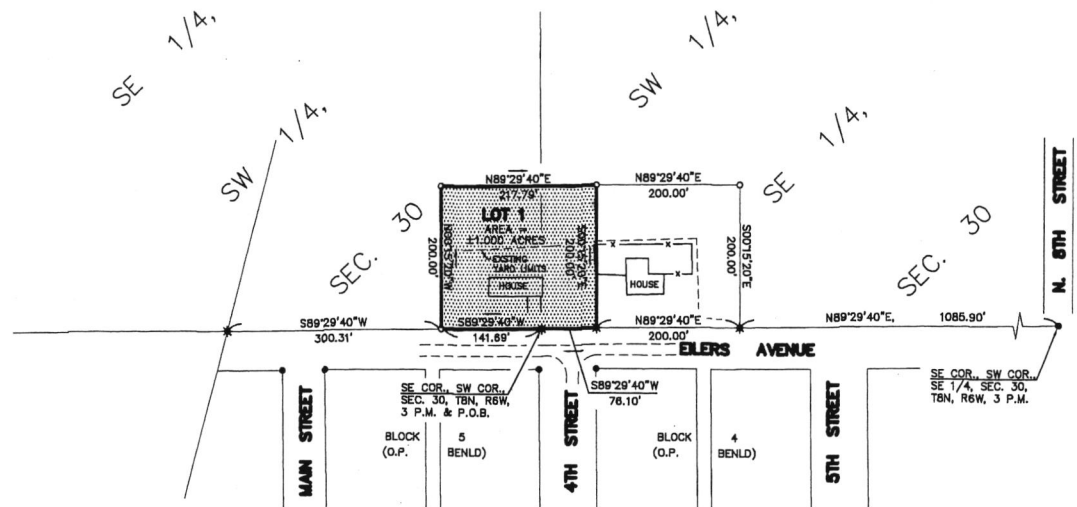


NOTES

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.



SURVEYORS CERTIFICATE

(Pt. SE & SW 1/4's, Sec. 30, T8N, R6W, 3 P.M.)

Part of the Southeast and Southwest Quarter's of Section 30, Township 8 North, Range 6 West of the Third Principal Meridian, Macoupin County, Illinois, being more particularly described as follows:

Beginning at the southeast corner of said Southwest Quarter; thence South 89 degrees 29 minutes 40 seconds West along the south line of the Southeast Quarter of said Southwest Quarter, a distance of 141.89 feet; thence North 00 degrees 15 minutes 20 seconds West, a distance of 200.00 feet; thence North 89 degrees 29 minutes 40 seconds East, a distance of 217.79 feet; thence South 00 degrees 15 minutes 20 seconds East, a distance of 200.00 feet to the south-line of the Southwest Quarter of said Southeast Quarter; thence South 89 degrees 29 minutes 40 seconds West along said south line, a distance of 76.10 feet to the point of beginning, containing 1.000 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 MARCH, 2017, 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: _____

OWNER/SUBDIVIDER
Albert Zuccolotto
c/o Laura O'Brien
401 E. Eller Street
Benld, Illinois
62008
PH. (217)246-4322

SURVEYOR
Carl J. Nail, P.L.S.
P.O. Box 41
Litchfield, Illinois
62058
PH. (217)324-2557



LICENSE EXPIRES 11/30/18

FINAL PLAT
Nail
Packet Pg. 5

Attachment: O'BRIEN ADDITION (1671 : O'Brien Addition Minor Subdivision Approval)