



Economic Development Committee

215 S. East Street

Carlinville, IL 62626

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

Regular Meeting

~ Minutes ~

Wednesday, October 4, 2017

6:00 PM

County Board Room

I. CALL TO ORDER

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

ABSENT:

II. AGENDA ITEMS

1. Lisa Duckworth - Signage on County Property

Ms. Lisa Duckworth spoke on matters regarding improved signage for the Carlinville Plaza. She wished to place more advertisement along Route 4 near the Carlinville Plaza on land that is owned by the County. It was decided that Ms. Duckworth would put together a full proposal to the board that could be voted upon.

2. Thurm Estates Minor Subdivision

Mr. Carl Nail spoke about the creation of Thurm Estates Minor Subdivision, located along Drew Road, a mile north of Plainview in Hilyard Township. The piece of land is being split up into multiple parcels, and each meets the requirements of the County. Motion by Pomatto, seconded by Rull to recommend to the full County Board. Voice vote:

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

3. Enterprise Zone Application - Michael Greer

I. Opening of Public Hearing

Ms. Mary Beth Bellm spoke regarding an application to bring property into the Enterprise Zone, and this meeting served as the required public hearing.

II. Overview of Proposed Addition

Michael Greer is looking to add a piece of land into the Enterprise Zone that is just south of Carlinville. Currently, the property is not owned by Mr. Greer, therefore Ms. Bellm requested that the County approves this application pending the successful purchase of the property.

III. Overview of Enterprise Zone and its Incentives

Mr. Greer wished to be granted tax breaks from the County due to the fact that he was building an Alzheimer's care facility and using materials purchased from

within the county; Mr. Greer owns several of these facilities throughout the area. It was mentioned by the committee that this specialized facility would provide a necessary service to the community, and one which the County is currently lacking. Additionally, this would employ around 15 people and serve as an unique care-giving center.

IV Public Comment

There was no public comment.

V Adjournment

Motion by Lewis, seconded by Starr to recommend to the full County Board.
Voice vote:

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

APPLICATION FOR FINAL PLAT APPROVAL

County of Macoupin, Illinois

Name of Subdivision THURM ESTATES

Location Pt. NW 1/4 SEC. 5, T8N, R9W

Name of Subdivider _____

Phone No. where subdivider can be reached 217/556-1001

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.~~

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. \$500

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

Name CARL HAIL

Address P.O. Box 41
LITCHFIELD, IL. 62056

Respectfully submitted this 28 day of SEPTEMBER, 2017

Signed Carl Hail

Final Plat Fee \$500

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: _____

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)

STATE OF ILLINOIS }
COUNTY OF MACOUPIN } SS

THIS IS TO CERTIFY THAT THE FOREGOING PLAT OF THURM ESTATES, WITH THE ACCOMPANYING CERTIFICATES, WAS SUBMITTED TO THE MACOUPIN COUNTY ECONOMIC DEVELOPMENT BOARD AND APPROVED AT A MEETING HELD THIS ___ DAY OF _____, 2017.

CHAIRMAN _____ ATTEST, SECRETARY _____

THIS IS TO CERTIFY THAT THE FOREGOING PLAT OF THURM ESTATES, 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 Thurm Estates, as described on the foregoing Surveyors Certificate.

PAECCEL I.D. #16-000-059-02
DATED AT Carlinville, Illinois, this _____ day of _____, 2017.

County Clerk

DRAINAGE CERTIFICATE

Whereas the surface water drainage will be changed by the construction of Thurm Estates, to the best of our knowledge and belief adequate provisions have been made for the collection and diversion of such surface waters into public areas, or drains which the subdivider has the right to use, in accordance with generally accepted engineering practices and that such surface waters will not be deposited on the property of adjoining land owners in such concentrations as may cause damage to the adjoining property because of the construction of this subdivision.

Owner _____ Date _____
Owner _____ Date _____



Illinois Professional Engineer No. 52930
Date _____

SCHOOL DISTRICT STATEMENT

The undersigned owner of the land shown on the foregoing Plat of Thurm Estates, does hereby certify and state to the best of their knowledge and belief that the property is within Carlinville 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 Thurm Estates, to Macoupin County, Illinois, and that they have caused said Plat to be made and that it is a true and correct Plat of Thurm Estates, to Macoupin County, Illinois, as laid off into lots 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.

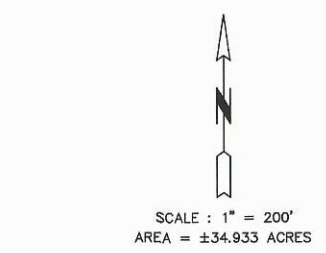
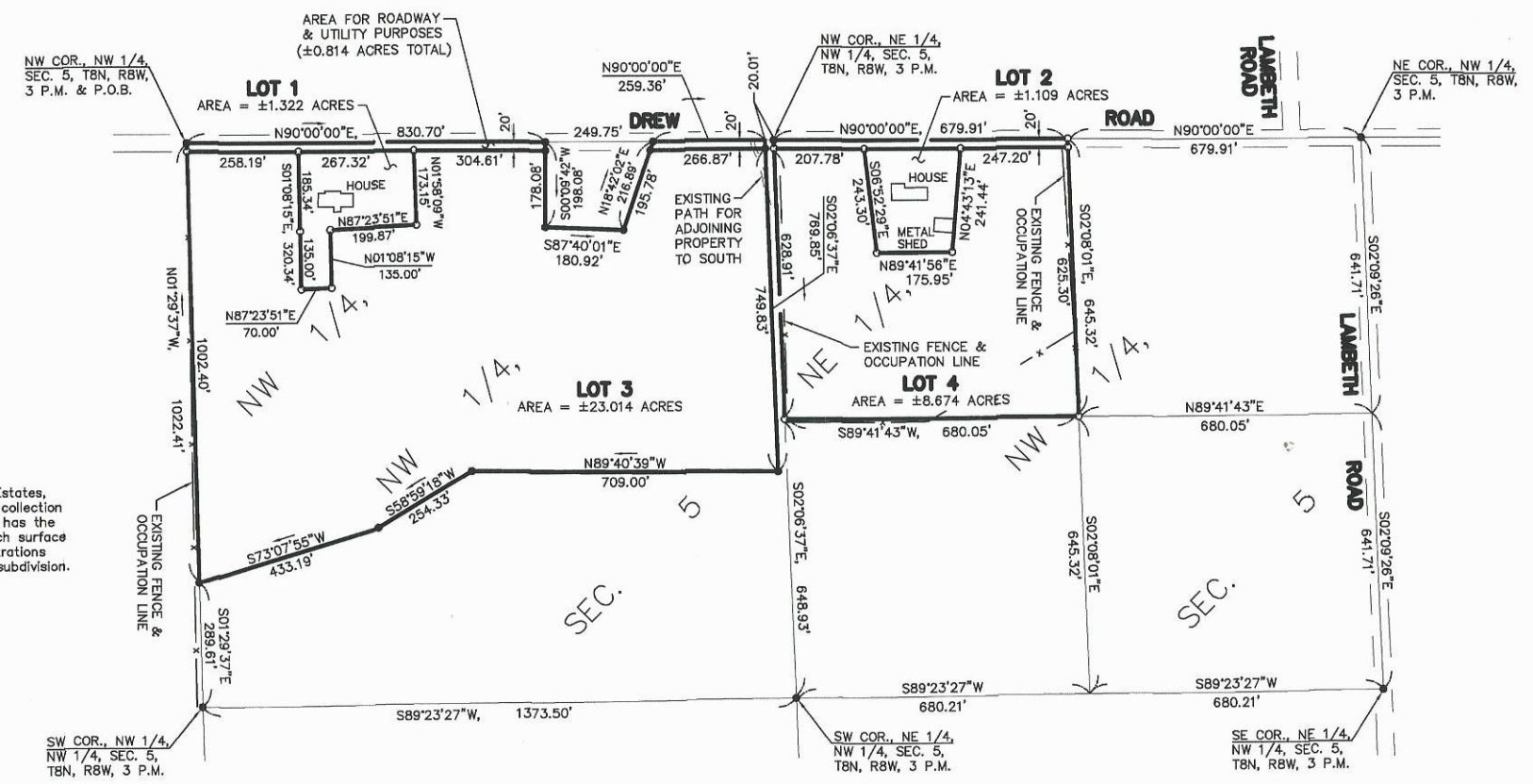
OWNER _____ Date _____
OWNER _____ Date _____

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

Notary Public _____

**- FINAL PLAT -
THURM ESTATES
(COUNTY MINOR SUBDIVISION)**

(Pt. NW 1/4, Sec. 5, T8N, R8W, 3 P.M., Macoupin County, Illinois)



LEGEND

- IRON PIN FOUND
- IRON PIN SET

NOTES

- FIELD WORK COMPLETED ON 9/27/17.
- BEARINGS ARE ASSUMED.
- NO PART OF THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYORS CERTIFICATE

(Pt. NW 1/4, Sec. 5, T8N, R8W, 3 P.M.)

Part of the Northwest Quarter of Section 5, Township 8 North, Range 8 West of the Third Principal Meridian, Macoupin County, Illinois, being more particularly described as follows:

Beginning at the northwest corner of said Northwest Quarter; thence North 90 degrees 00 minutes 00 seconds East along the north line of said Northwest Quarter, a distance of 830.70 feet; thence South 00 degrees 09 minutes 42 seconds West, a distance of 198.08 feet; thence South 87 degrees 40 minutes 01 second East, a distance of 180.92 feet; thence North 18 degrees 42 minutes 02 seconds East, a distance of 216.89 feet to the north line of said Northwest Quarter; thence North 90 degrees 00 minutes 00 seconds East along said north line, a distance of 259.36 feet; thence South 02 degrees 06 minutes 37 seconds West, a distance of 769.95 feet; thence North 89 degrees 40 minutes 39 seconds West, a distance of 709.00 feet; thence South 58 degrees 59 minutes 18 seconds West, a distance of 254.33 feet; thence South 73 degrees 07 minutes 55 seconds West, a distance of 433.19 feet to the west line of said Northwest Quarter; thence North 01 degree 29 minutes 37 seconds West along said west line, a distance of 1,022.41 feet to the point of beginning, AND the West Half of the North Half of the Northeast Quarter of said Northwest Quarter, for a combined total of 34.933 acres, more or less.

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, 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 SEPTEMBER, 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: _____



LICENSE EXPIRES 11/30/18

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 _____

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 acreage involved has been reviewed in accordance with established soil suitability evaluation procedures.

Public Health Administrator _____

Date _____

OWNER/SUBDIVIDER

Maria Thurm 7093 Drew Road Plainview, Illinois 62685 PH. (618)535-8876
Mathew Thurm 7213 Drew Road Plainview, Illinois 62685

ENGINEER

Mark E. Bloome, P.E. 409 E. Ryder Litchfield, Illinois 62056 PH. (217)324-6493

SURVEYOR

Carl J. Nail, P.L.S. 9 Deer Hollow Lane Litchfield, Illinois 62056 PH. (217)324-2557



Attachment: THURM ESTATES (1742 : Thurm Estates Minor Subdivision)

AN ORDINANCE AMENDING THE MACOUPIN COUNTY ENTERPRISE ZONE & THE INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE CITY OF GILLESPIE, ILLINOIS, CITY OF CARLINVILLE, ILLINOIS AND MACOUPIN COUNTY, ILLINOIS

WHEREAS, the economy in the City of Gillespie, IL, the City of Carlinville, IL and the Board of Macoupin County, IL and the adjacent areas is severely depressed; and

WHEREAS, the unemployment rate in the City of Gillespie, the City of Carlinville and the Board of Macoupin County exceeds both the state and national rates of unemployment; and

WHEREAS, these economic conditions adversely impact upon the individual citizens, business and taxing authorities within the City of Gillespie, the City of Carlinville and the Board of Macoupin County;

WHEREAS, the "Illinois Enterprise Zone Act", 20 ILCS 655/1, et sec, authorizes a municipality by ordinance to designate an area within its jurisdiction as an enterprise zone, subject to the certification of the Department of Commerce and Economic Opportunity; and

WHEREAS, the Council of the City of Gillespie, IL, the City of Carlinville, IL and the Board of Macoupin County, IL have passed and intergovernmental agreement pertaining to the governing and administration of an enterprise zone; and

WHEREAS, the designating unit(s) of the government have conducted at least one public hearing within the Enterprise Zone on the question of amending the tax incentives and benefits provided by the ordinance. Public notice of the hearing was published at least once in a paper of general of circulation within the zone not more than 20 days nor less than 5 days before the said public hearing; and

WHEREAS; in order to conform with the statue and the provisions of the Enterprise Zone and the expected tax incentive benefits as stated in the intergovernmental agreement, it must also be amended to provide for the revised tax incentive benefits by the proposed change in boundaries; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL of the City of Gillespie, IL, the City of Carlinville, IL and the Board of Macoupin County, IL authorize amendments to the MACOUPIN COUNTY ENTERPRISE ZONE and the INTERGOVERNMENTAL AGREEMENT between the entities as follows:

Section 1. The City of Gillespie, IL, the City of Carlinville, IL and the Board of Macoupin County, IL authorizes amendments to the Macoupin County Enterprise Zone boundaries as follows:

Adding

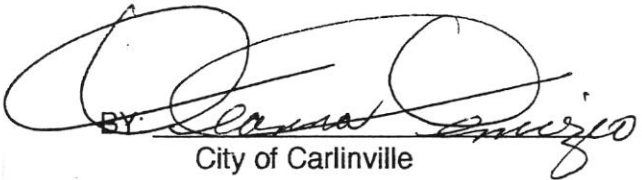
2.48 acres of land parcel number 12-000-513-01. Part of the Southeast Quarter of the Northwest Quarter of Section 34, Township 10 North, Range 7 West of the Third Principal Meridian, situated in Macoupin County, Illinois.

Common Address: 18804 Route 4, Carlinville, Macoupin County, Illinois, 62626

BY: _____
Board Chairman

ATTESTED: _____
Macoupin County Clerk

Passed: _____

BY: 
City of Carlinville

ATTESTED: 
Carlinville City Clerk

Passed: 10-2-17

BY: _____
City of Gillespie

ATTESTED: _____
Gillespie City Clerk

Passed: _____

Attachment: ezordinance (1741 : Enterprise Zone Application - Michael Greer)

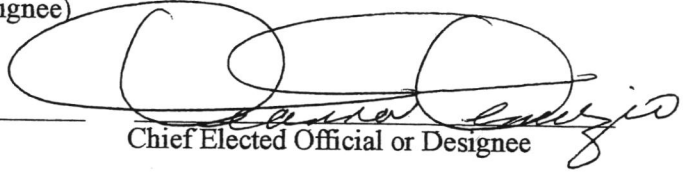
PART H. APPLICANT CERTIFICATION

THE APPLICANT CERTIFIES THAT:

To the best of my knowledge and belief, data and other information in this application are true and correct, and this document has been authorized by the governing body of the applicant.

CERTIFYING REPRESENTATIVE:
(To be signed by the Chief Elected Official or Designee)

City of Carlinville
Designating Unit of Government


Chief Elected Official or Designee

Date

Title Mayor

CERTIFYING REPRESENTATIVE:
(To be signed by the Chief Elected Official or Designee)

Macoupin County
Designating Unit of Government

Chief Elected Official or Designee

Date

Title Macoupin County Board Chairman

CERTIFYING REPRESENTATIVE:
(To be signed by the Chief Elected Official or Designee)

City of Gillespie
Designating Unit of Government

Chief Elected Official or Designee

Date

Title Mayor

BO1-7

Attachment: ezordinance (1741 : Enterprise Zone Application - Michael Greer)