

STAFF REPORT
Decatur City Plan Commission

COMMON NAME: ICAT Subdivision

GENERAL INFORMATION

Hearing Date November 4, 2021
Case No. 21-15
Property Location Southeast of the Intersection South US Route 51 and West Grove Road
Requested Action Major Final Plat
Property Owner Public Safety Properties Foundation
Representative Dana Mann, Mann Engineering & Surveying, LLC

LAND USE AND ZONING

<i>Direction</i>	<i>Existing Land Use</i>	<i>Zoning</i>	<i>Comprehensive Plan</i>
Subject Property	Agriculture	SPD	Residential – Low Density, Open Space
North	Parks and Open Space	R-1, B-2	Open Space
South	Mobile Home Park, Agriculture	PMR-1, County	Residential – Low Density, Residential – Estate
East	Parks and Open Space	County	Open Space
West	Agriculture	County	Residential – Low Density

BACKGROUND

1. The subject site is approximately 52.6 acres and is currently undeveloped. It is zoned SPD – Special Planned Development District.
2. On June 4, 2020 the Plan Commission voted 9-0 to recommend approval of the rezoning to SPD. It was approved by City Council on June 15, 2020 with a vote of 6-0.

PROJECT DESCRIPTION

1. The 52.6 acre-site is proposed to be subdivided into seven (7) lots. When fully developed all access will be internal coming off of South BUS US Route 51. All of the required infrastructure have been bonded for at this time.

STAFF ANALYSIS

1. The Final Plat is consistent with the requirements of the SPD – Special Planned Development District and Subdivision Ordinance in terms of Final Plats.
2. The Final Plat has been reviewed by the City’s Technical Review Committee; Planning and Engineering have approved the Final Plat.

STAFF RECOMMENDATION

1. Staff recommends approval of the Final Plat.

PLAN COMMISSION ACTION

1. Section 5-7 of the Subdivision Ordinance (Ordinance 80-56) states that after the Final Plat has been submitted to the Department of Economic and Community Development, said Plat may be considered by the Plan Commission at a public hearing. The Plan Commission may recommend to the City Council that such Major Final Plat be approved or disapproved, or make other recommendations, if any, as may be appropriate.

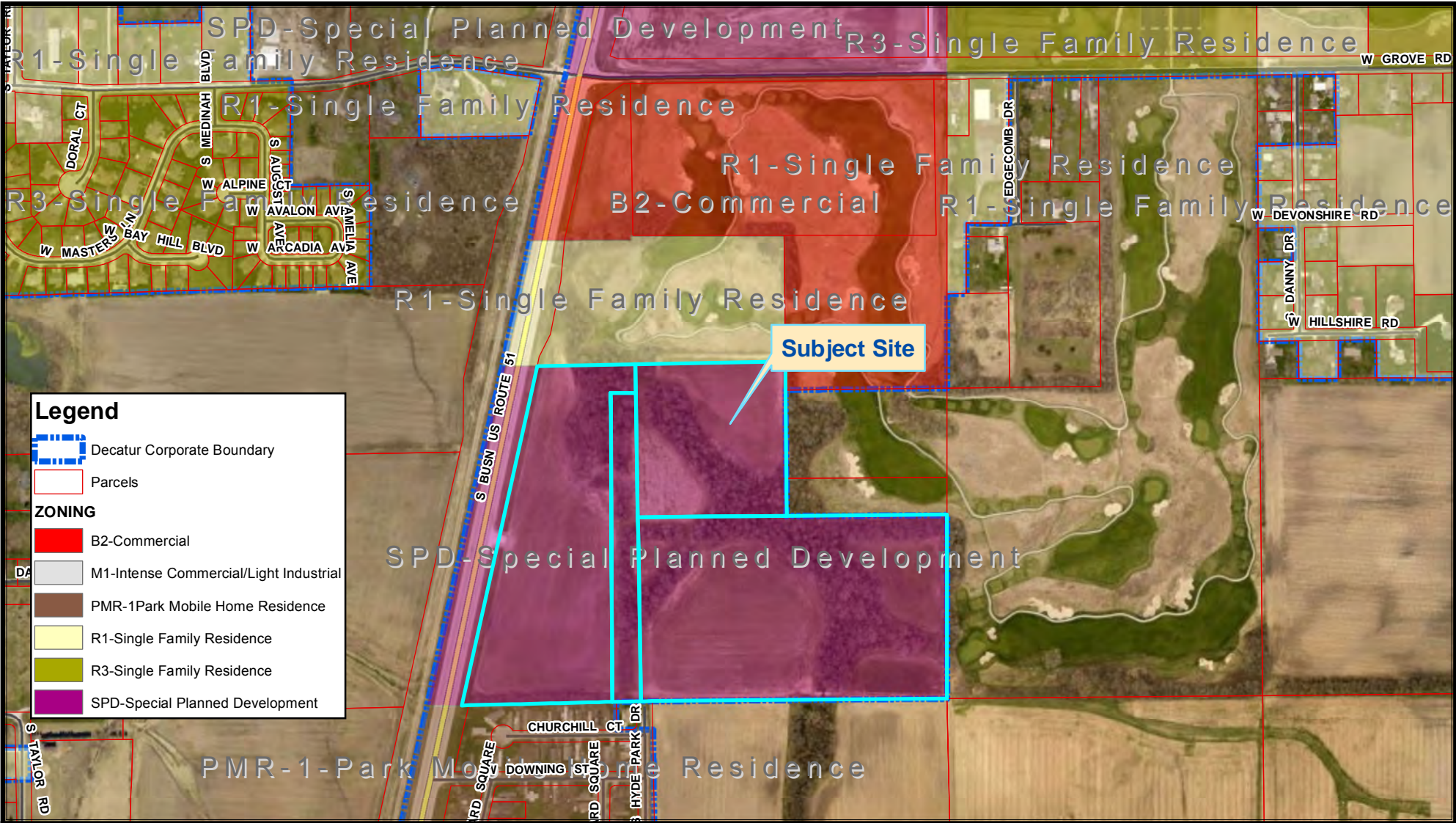
The above report constitutes the testimony and recommendation of the Planning and Development Division, Economic and Community Development Department, City of Decatur.

Joselyn Stewart
Planner

ATTACHMENTS

1. Location and Zoning Map
2. Major Final Plat

City of Decatur Plan Commission ICAT Subdivision



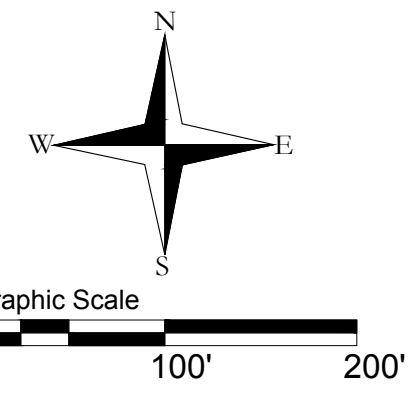
Case No: 21-15
Date: November 4, 2021
Property Owner: Public Safety Properties Foundation
Requested Action: Consideration of a Major Final Plat of Subdivision



1 inch = 600 feet

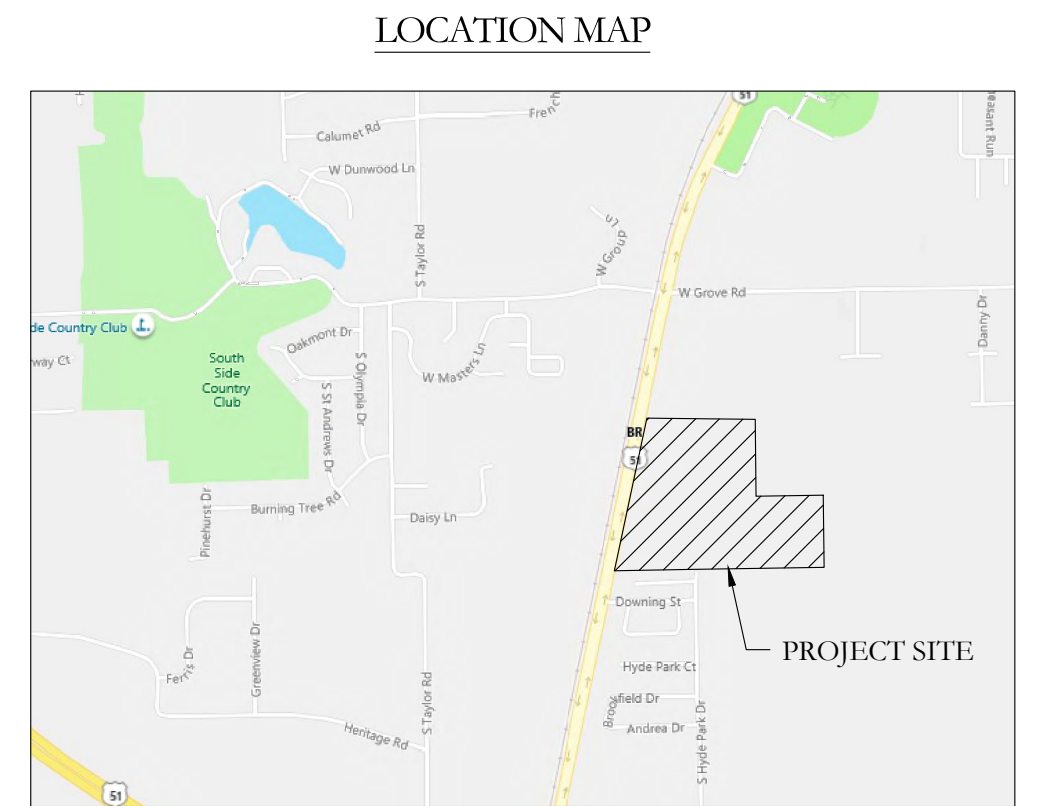
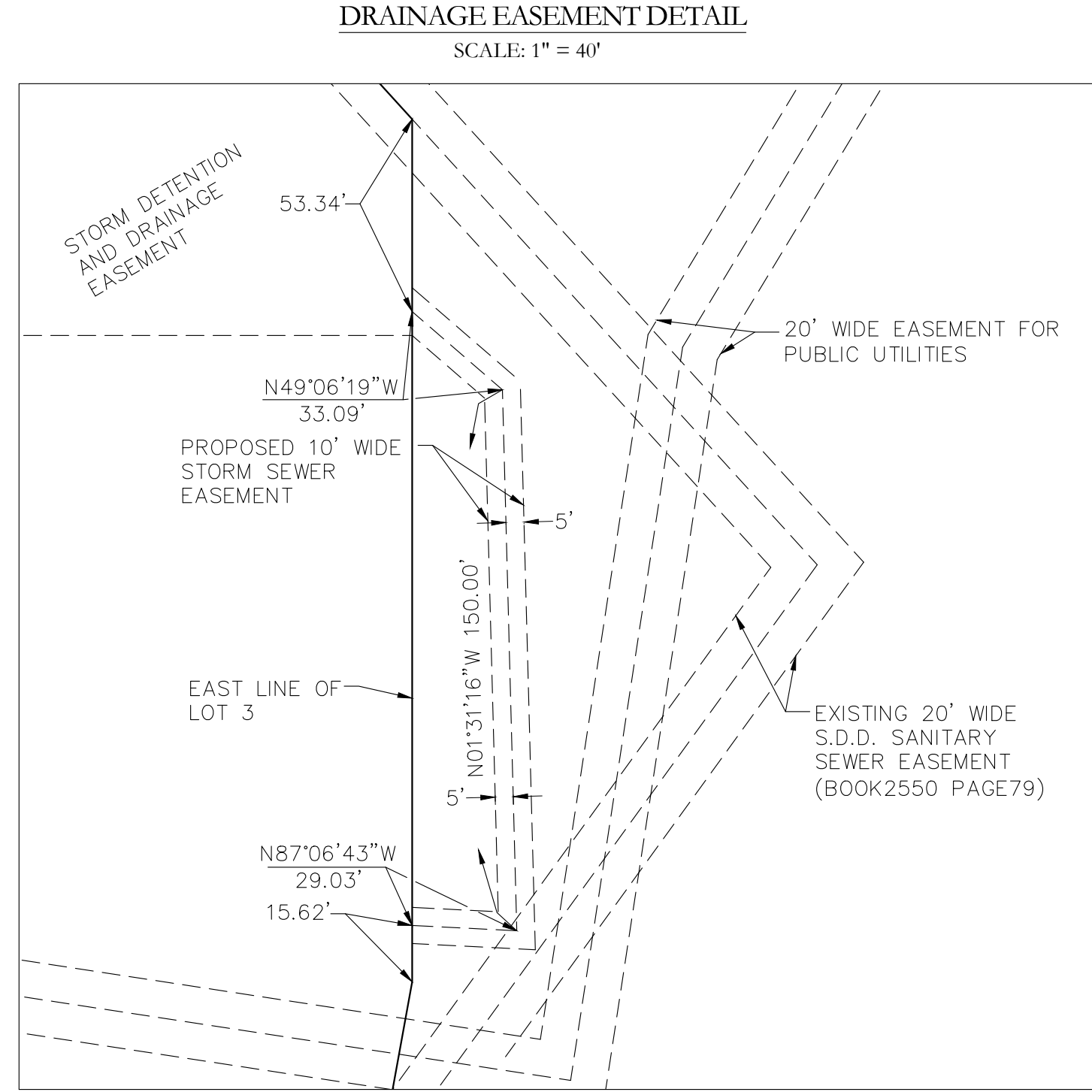
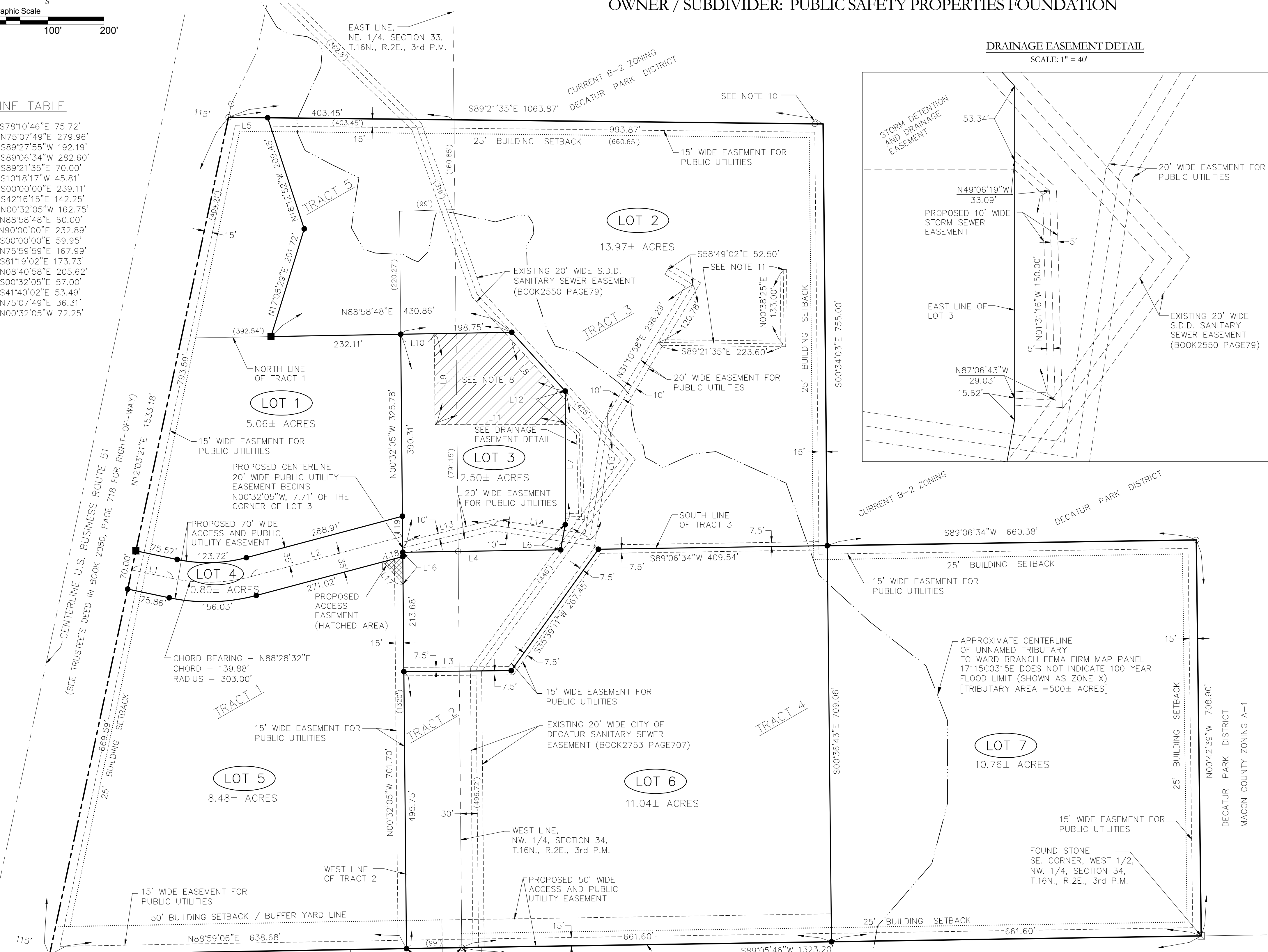
ICAT SUBDIVISION

A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 33 AND PART OF THE NORTHWEST QUARTER OF SECTION 34, T.16N., R.2E. OF THE 3rd P.M., MACON COUNTY, ILLINOIS
 OWNER / SUBDIVIDER: PUBLIC SAFETY PROPERTIES FOUNDATION



LINE TABLE

- L1 - S78°10'46"E 75.72'
- L2 - N75°07'49"E 279.96'
- L3 - S89°27'55"W 192.19'
- L4 - S89°06'34"W 282.60'
- L5 - S89°21'35"E 70.00'
- L6 - S10°18'17"W 45.81'
- L7 - S00°00'00"E 239.11'
- L8 - S42°16'15"E 142.25'
- L9 - N00°32'05"W 162.75'
- L10 - N88°58'48"E 60.00'
- L11 - N90°00'00"E 232.89'
- L12 - S00°00'00"E 59.95'
- L13 - N75°59'59"E 167.99'
- L14 - S81°19'02"E 173.73'
- L15 - N08°40'58"E 205.62'
- L16 - S00°32'05"E 57.00'
- L17 - S41°40'02"E 53.49'
- L18 - N75°07'49"E 36.31'
- L19 - N00°32'05"W 72.25'



CITY OF DECATUR

PLAN COMMISSION CHAIRMAN	DATE
PLAN COMMISSION SECRETARY	DATE
MAYOR	DATE
CITY CLERK	DATE

DRAINAGE STATEMENT

WE, THE UNDERSIGNED, RESPECTIVELY A REGISTERED PROFESSIONAL ENGINEER AND THE OWNER OR OWNERS OF THE LAND SUBDIVIDED HEREBY OR THE DULY AUTHORIZED ATTORNEY OF SUCH OWNER OR OWNERS, STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE IS CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER OR SUBDIVIDERS HAVE A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

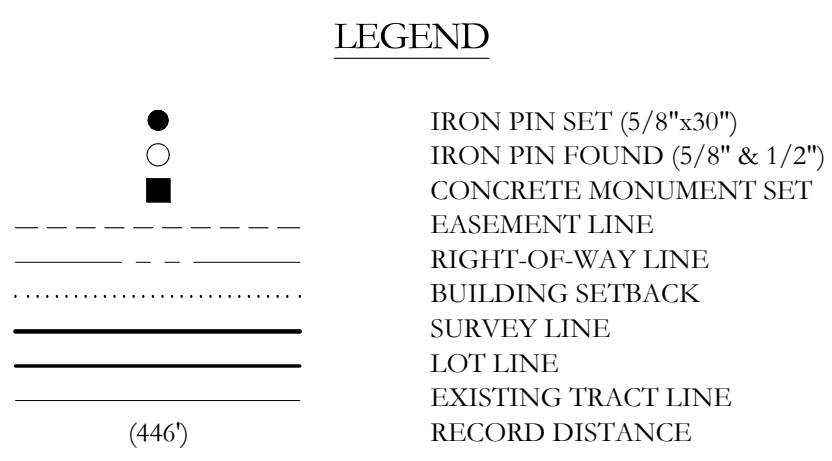
FOUNDATION MANAGER	DATED
DANA W. MANN, PROFESSIONAL ENGINEER No. 57164	DATED

GENERAL NOTES

1. ALL LOT CORNERS ARE MARKED WITH IRON PINS UNLESS OTHERWISE NOTED.
2. ALL EASEMENTS ARE FOR DRAINAGE AND PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
3. NO PART OF THIS PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
4. FIELD WORK COMPLETED OCTOBER 2021.
5. BUILDING SETBACKS ARE PER SPD ZONING PLAN COMMISSION CASE No. 20-08, ORDINANCE No. 2020-96.
6. THE SUBJECT PARCEL APPEARS ON F.E.M.A.'S "FLOOD INSURANCE RATE MAP" FOR MACON COUNTY AND INCORPORATED AREAS, MAP NUMBER 17115C0315E WITH AN EFFECTIVE DATE OF JUNE 16, 2011. THE SUBJECT PARCEL IS LOCATED IN "ZONE X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
7. BEARINGS SHOWN ARE ASSUMED.
8. CROSS HATCHED AREA REPRESENTS AN EASEMENT FOR DRAINAGE AND STORM WATER DETENTION.
9. REFERENCE DOCUMENTS: PLAT OF SURVEY BY ROBERT M. COX DATED DECEMBER 2018. TRUSTEE'S DEED RECORDED IN BOOK 4651 ON PAGE 381. SPECIAL WARRANTY DEED RECORDED IN BOOK 4674 ON PAGE 134. TRUSTEE'S DEED RECORDED IN BOOK 2080 ON PAGE 718.
10. IRON PIN WITH CAP MARKED "PWC.#2458", FOUND ON-LINE, 14.7 FEET WESTERLY OF CORNER.
11. CENTERLINE: 10' WIDE ELECTRIC SERVICE EASEMENT.

I, DANA W. MANN, ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3698, DECLARE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THIS IS A CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AT THE REQUEST OF AND THE EXCLUSIVE BENEFIT OF THE OWNERS OR THEIR REPRESENTATIVES ON SEPTEMBER 22, 2021.

DANA W. MANN, IPLS No. 3698
 LICENSE EXP. DATE 11/30/2022
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



Project No.	2132
Scale	1" = 40'
Date	9/22/2021
Drawn By	D. MANN
Checked By	
Reviewed By	
OWNER: PUBLIC SAFETY PROPERTIES FOUNDATION	
OWNER: PUBLIC SAFETY PROPERTIES FOUNDATION	
FINAL PLAT	
ICAT SUBDIVISION DECATUR, ILLINOIS	
Sheet No.	1 OF 1
Project No.	2132