

AGENDA
REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, ILLINOIS
7:00 P.M.
MONDAY, APRIL 15, 2019
FREEDOM HALL, 349 W. BIRCHWOOD, MORTON, ILLINOIS

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PLEDGE OF ALLEGIANCE TO THE FLAG**
- IV. PUBLIC HEARING**
- V. PRESENTATIONS AND SPECIAL REPORTS**
- VI. PUBLIC COMMENT**
 - A. Public Comments
 - B. Requests for Removal of Items from the Consent Agenda
- VII. CONSENT AGENDA**
 - A. Approval of Minutes
 - 1. Regular Meeting – April 1, 2019
 - B. Approval of Bills
- VIII. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**
- IX. VILLAGE PRESIDENT**
 - A. Appointment of Nathan Geil to the Plan Commission.
 - B. Appointment of Wesley Sutter to the Business District Development and Redevelopment Commission.
- X. VILLAGE CLERK**
- XI. VILLAGE ADMINISTRATOR**
- XII. CHIEF OF POLICE**
- XIII. CORPORATION COUNSEL**
- XIV. DIRECTOR OF FIRE AND EMERGENCY SERVICES**
- XV. DIRECTOR OF PUBLIC WORKS**
 - A. Acceptance of Bid for the 2019 Miscellaneous Concrete Repairs Project in the Amount of \$565,515.50 and Award of Contract for Same to Otto Baum Company, Inc.
- XVI. PLANNING AND ZONING OFFICER**
 - A. Zoning Amendment #19-01 ZA - Jeff Green Memorial Subdivision.
 - B. Preliminary and Final Plats - Jeff Green Memorial Subdivision.
- XVII. VILLAGE TRUSTEES**
 - A. Trustee Belsley
 - B. Trustee Blunier
 - C. Trustee Leman
 - D. Trustee Heer
 - E. Trustee Newman
 - F. Trustee Parrott
- XVIII. CLOSED SESSIONS**
- XIX. CONSIDERATION OF MATTERS ARISING FROM CLOSED SESSIONS**
- XX. ADJOURNMENT**

**VILLAGE BOARD OF TRUSTEES
REGULAR MEETING
7:00 P.M., APRIL 1, 2019**

After calling the meeting to order, President Kaufman led the Pledge of Allegiance. The Clerk called the roll, with the following members present: Belsley, Blunier, Newman, Parrott – 4. Trustee Leman arrived just after calling the roll, bringing the total to – 5.

PUBLIC HEARING – None.

PRESENTATIONS

Leigh Ann Brown from the Morton Chamber of Commerce and Economic Development Council gave an update on the Council partnering with Bradley University on a housing study. She also noted that Community Clean Up will be held Monday, April 22 from 2-4pm, meeting at church square parking lot – there will be several sites where work will be done. Morton Day at the Riverfront Museum will be on Saturday, April 6. The annual Morton Forecast Breakfast will be held on Tuesday, April 9.

PUBLIC COMMENT – Elizabeth Kiggen gave a public comment presentation on her “One More Mile” – No Veteran Left Behind campaign for veteran suicide awareness campaign.

CONSENT AGENDA

- A. Approval of Minutes.
 - 1. Regular Meeting – March 18, 2019
- B. Approval of Bills

Trustee Newman moved to approve the Consent Agenda. Motion was seconded by Trustee Parrott and approved with the following roll call vote:

Yes: Belsley, Blunier, Leman, Newman, Parrott – 5.
No: None.
Absent: Heer – 1.

VILLAGE ADMINISTRATOR

Administrator Smick requested approval of the budget for fiscal year 5/1/19-4/30/20. She noted that there had been no changes from the previous discussion session in March. Trustee Newman moved to approve. Motion was seconded by Trustee Parrott and approved with the following roll call vote:

Yes: Belsley, Blunier, Leman, Newman, Parrott – 5.
No: None.
Absent: Heer – 1.

DIRECTOR OF PUBLIC WORKS

DPW Loudermilk presented Ordinance 19-29 - An Ordinance Making Amendments Re: Development Fees to Chapter 13 of Title 8 of the Morton Municipal Code. Attorney McGrath gave a reading of the ordinance. DPW Loudermilk gave an overview and some background on the intent to recoup some of the infrastructure costs along roads with new development. He noted that it didn't need to be voted tonight and would be open to further input. Trustee Newman moved to table the Ordinance for further input and refinement. Motion was seconded by Trustee Parrott and approved with the following roll call vote:

Yes: Belsley, Blunier, Leman, Newman, Parrott – 5.
No: None.
Absent: Heer – 1.

DPW Loudermilk then requested permission to request bids for the following: 1) Paris Ave. Reconstruction Project (Circle to Ridge). 2) Pershing St. Reconstruction Project (Adams to Jefferson). 3) Misc. Concrete & Inlet/Manhole Reconstruction Project. Trustee Parrott moved to approve. Motion was seconded by Trustee Belsley and approved with the following roll call vote:

Yes: Belsley, Blunier, Leman, Newman, Parrott – 5.
No: None.
Absent: Heer – 1.

DPW Loudermilk then requested acceptance of bids for the following items for the 2019 Street Overlay Project: 1) From MFT Funds for Mill & Overlay in the Amount of \$1,165,282.41 and Award of Contract for Same to R.A. Cullinan & Son, Inc. 2) From MFT Funds for Heat Scarification Prior to Overlay in the Amount of \$65,415.13 and Award of Contract for Same to American Asphalt Recycling, Inc. 3) From Street Dept. Funds for Heat Scarification Prior to Sealcoating in the Amount of \$210,453.22 and Award of Contract for Same to American Asphalt Recycling, Inc. 4) From Street Dept. Funds for Sealcoating in the Amount of \$156,691.15 and Award of Contract for Same to Porter Brothers. 5) From Street Dept. Funds for GSB applications in the Amount of \$71,795.40 and Award of Contract for Same to American Road Maintenance. 6) From Street Dept. Funds and to be Reimbursed by the Morton Park District for Northwoods Park Overlay in the Amount of \$53,814.50 and Award of Contract for Same to Tazewell County Asphalt. Trustee Parrott moved to approve. Motion was seconded by Trustee Leman and approved with the following roll call vote:

Yes: Belsley, Blunier, Leman, Newman, Parrott – 5.
No: None.
Absent: Heer – 1.

DPW Loudermilk then reminded the public of the Spring 2019 Yard Waste Disposal Program, open April 6 – April 28 8am-6pm, closed Good Friday through Easter Sunday. He also reminded the public that the semi-annual hydrant flushing is scheduled to begin April 8 and will occur for approximately 3 weeks.

PLANNING AND ZONING OFFICER

PZO Spangler introduced Ordinance 19-28 - An Ordinance Making Amendments Re: Exceptions to Yard Requirements to Chapter 4 of Title 10 of the Morton Municipal Code. He noted that it is in regards to downspouts or pipe drainage length allowed. Trustee Parrott moved to approve. Motion was seconded by Trustee Belsley and approved with the following roll call vote:

Yes: Belsley, Blunier, Leman, Newman, Parrott – 5.
No: None.
Absent: Heer – 1.

PZO Spangler then briefly mentioned a Zoning Amendment and Preliminary/Final Plats for Jeff Green Memorial Subdivision, which were on the agenda. He asked for a motion to continue these items, as they are still waiting for final paperwork from the developer corporation. Trustee Parrott moved to continue the items. Motion was seconded by Trustee Newman and approved with the following roll call vote:

Yes: Belsley, Blunier, Leman, Newman, Parrott – 5.

No: None.

Absent: Heer – 1.

VILLAGE TRUSTEES

BELSLEY – Nothing to report.

BLUNIER – Trustee Blunier thanked Elizabeth Kiggen for her presentation and public comments and the courage to stand up and talk about an issue that is important to her.

HEER – Nothing to report.

LEMAN – Nothing to report.

NEWMAN – Nothing to report.

PARROTT – Nothing to report.

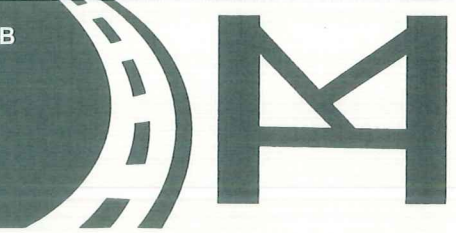
ADJOURNMENT

With no further business to come before the Board, Trustee Parrott moved to adjourn. Motion was seconded by Trustee Belsley and followed by a unanimous voice vote.

ATTEST:

PRESIDENT

VILLAGE CLERK



April 11, 2019

Village President & Board of Trustees
Village of Morton
120 N. Main St.
Morton, IL 61550

Re: 2019 Miscellaneous
Concrete Repairs
Morton, Illinois

Ladies & Gentlemen:

Bids were received for the above referenced project on Thursday, April 11, 2019

The bids received were as follows:

<u>Contractor</u>	<u>Amounts</u>
Otto Baum	\$565,515.50
C & G Concrete	\$580,025.00
I.C.C.I.	\$586,885.00

After reviewing the bids, we recommend that Otto Baum be awarded the contract based on their low bid of \$565,515.50. These bids were from three out of the eight prime contractors that took out bid packages.

If you have any questions or need additional information, please contact our office.

Sincerely,

W. Franklin Sturm II, P.E.

Tabulation of Bids													
County:	Tazewell	Date:	4/11/2019										
Municipality:	Morton	Time:	10:00 AM										
Section :	2019 Miscellaneous Concrete Repairs	Appropriation:											
Estimate:		Attended By:	WFS										
Proposal Guarantee:	5%	NAME OF BIDDER											
Terms:				Engineer's Estimate			Stark Excavating			Aupperle		Otto Baum	
Item	Unit	Quan.	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	
Class D Patch	Sq. Yd.	536	\$99.00	\$53,064.00					\$100.00	\$53,600.00			
Class D Patch, Full Depth	Sq. Yd.	36	\$126.50	\$4,554.00					\$200.00	\$7,200.00			
Combination Curb & Gutter Removal & Replacement	Feet	495	\$93.50	\$46,282.50					\$140.00	\$69,300.00			
Driveway Curb & Gutter Removal & Replacement	Feet	197	\$104.50	\$20,586.50					\$155.00	\$30,535.00			
Driveway Pavement Removal	Sq. Yd.	23	\$55.00	\$1,265.00					\$30.00	\$690.00			
P.C.C. Driveway Pavement, 7"	Sq. Yd.	23	\$110.00	\$2,530.00					\$110.00	\$2,530.00			
Sidewalk Removal	Sq. Ft.	2,190	\$5.50	\$12,045.00					\$2.75	\$6,022.50			
Curbside Sidewalk Replacement	Sq. Ft.	2,354	\$16.50	\$38,841.00					\$9.50	\$22,363.00			
Detectable Warning Strip	Sq. Ft.	100	\$38.50	\$3,850.00					\$30.00	\$3,000.00			
Adjust Inlets	Each	5	\$2,420.00	\$12,100.00					\$3.350.00	\$16,750.00			
Adjust Inlets, Special, New Apron Only	Each	3	\$2,750.00	\$8,250.00					\$2,750.00	\$8,250.00			
Inlets to be Removed & Replaced	Each	14	\$5,500.00	\$77,000.00					\$6,000.00	\$84,000.00			
Adjusting Inlet Manholes, Special	Each	2	\$2,750.00	\$5,500.00					\$6,500.00	\$13,000.00			
Manholes to be Reconstructed w/New Fr. & Lid	Each	23	\$5,500.00	\$126,500.00					\$7,500.00	\$172,500.00			
Abandon Existing Storm Sewers	Feet	80	\$55.00	\$4,400.00					\$30.00	\$2,400.00			
Trench Backfill (Storm)	Cu. Yd.	21	\$88.00	\$1,848.00					\$75.00	\$1,575.00			
Storm Sewer, Ductile Iron, 12"	Feet	80	\$165.00	\$13,200.00					\$210.00	\$16,800.00			
Traffic Control & Protection	L. Sum	1	\$9,900.00	\$9,900.00					\$55,000.00	\$55,000.00			
Total			As Read	\$441,716.00									
Bid			As Corrected	\$441,716.00									
												\$565,515.50	
												\$565,515.50	

Tabulation of Bids		Date: 4/11/2019		Time: 10:00 AM		Appropriation: WFS		NAME OF BIDDER		
County: Tazewell		Municipality: Morton		Section : 2019 Miscellaneous Concrete Repairs		Estimate:		Proposal Guarantee: 5%		
Terms:		R. A. Cullinan		C & G Concrete		ICCI		Kinney Construction		
Item	Unit	Quan.	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
Class D Patch	Sq. Yd.	536			\$75.00	\$40,200.00	\$190.00	\$101,840.00		
Class D Patch, Full Depth	Sq. Yd.	36			\$160.00	\$5,760.00	\$210.00	\$7,560.00		
Combination Curb & Gutter Removal & Replacement	Feet	495			\$125.00	\$61,875.00	\$100.00	\$49,500.00		
Driveway Curb & Gutter Removal & Replacement	Feet	197			\$150.00	\$29,550.00	\$135.00	\$26,595.00		
Driveway Pavement Removal	Sq. Yd.	23			\$150.00	\$3,450.00	\$40.00	\$920.00		
P.C.C. Driveway Pavement, 7"	Sq. Yd.	23			\$200.00	\$4,600.00	\$135.00	\$3,105.00		
Sidewalk Removal	Sq. Ft.	2,190			\$5.00	\$10,950.00	\$5.00	\$10,950.00		
Curbside Sidewalk Replacement	Sq. Ft.	2,354			\$20.00	\$47,080.00	\$15.00	\$35,310.00		
Detectable Warning Strip	Sq. Ft.	100	NO	BID	\$30.00	\$3,000.00	\$42.00	\$4,200.00	NO	BID
Adjust Inlets	Each	5			\$4,500.00	\$22,500.00	\$3,800.00	\$19,000.00		
Adjust Inlets, Special, New Apron Only	Each	3			\$3,500.00	\$10,500.00	\$4,800.00	\$14,400.00		
Inlets to be Removed & Replaced	Each	14			\$6,000.00	\$84,000.00	\$7,500.00	\$105,000.00		
Adjusting Inlet Manholes, Special	Each	2			\$5,000.00	\$10,000.00	\$7,500.00	\$15,000.00		
Manholes to be Reconstructed w/New Fr. & Lid	Each	23			\$9,000.00	\$207,000.00	\$7,000.00	\$161,000.00		
Abandon Existing Storm Sewers	Feet	80			\$50.00	\$4,000.00	\$76.00	\$6,080.00		
Trench Backfill (Storm)	Cu. Yd.	21			\$120.00	\$2,520.00	\$125.00	\$2,625.00		
Storm Sewer, Ductile Iron, 12"	Feet	80			\$163.00	\$13,040.00	\$160.00	\$12,800.00		
Traffic Control & Protection	L. Sum	1			\$20,000.00	\$20,000.00	\$9,900.00	\$11,000.00		
	Total		As Read			\$580,025.00		\$586,885.00		
	Bid		As Corrected			\$580,025.00		\$586,885.00		

**MORTON PLAN COMMISSION
MINUTES-MARCH 25, 2019**

The Plan Commission met on Monday, March 25, 2019, at the Freedom Hall, at 7:00 P.M., Chairman Ferrill presiding. Present: Ritterbusch, Ferrill, Knepp, Keach, Deweese, Smock, Zobrist and Geil. Absent: Fick. Also, in attendance: Planning and Zoning Officer Roger Spangler and Attorney Pat McGrath.

Keach made a motion to approve the minutes of the February 25, 2019 meeting. Knepp seconded them. With a voice roll call, they were unanimously approved.

Public Hearing(s):

Petition No. 19-01 ZA: Subject property is located as A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP-25-NORTH, RANGE-3-WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS. The requested zoning change is from I-2 to R-S. No one spoke from the public. ZEO Spangler stated that the R-S zoning is more restrictive than the I-2. With little discussion, a motion to approve was made by Smock. Zobrist seconded the motion to approve. This was followed by a vote to approve.

Keach	Yes	Geil	Yes
Knepp	Yes	Deweese	Yes
Ritterbusch	Yes	Zobrist	Yes
Smock	Yes	Ferrill	Yes

Petition No. 19-01 ZA: Approved

- 1) An Ordinance Making Amendments Regarding Exceptions to Yard Requirements to Chapter 4 of Title 10 of the Morton Municipal Code.** ZEO Spangler stated that after discussion with Public Works Director Loudermilk, they would like to see the following sentence added to the Ordinance. "Down spouts or any piped drainage may project no more than half of the setback from the structure to the front, rear, and or side property lines." ZEO Spangler stated this will help reduce drainage problems. With little discussion, Zobrist made a motion to approve. A second was made by Ritterbusch, followed by a unanimous vote to approve.

Other Business:

- 1) Preliminary/Final Plats:** ZEO Spangler brought the Preliminary and Final Plat of Jeff Green Memorial Subdivision to the Plan Commission. ZEO Spangler stated that he was good with these and thought it would be good for Morton. With no further discussion, a motion to approve was made by Ritterbusch. A second to approve was made by Deweese, followed by a voice roll call to approve. The Preliminary and Final Plans of Jeff Green Memorial Subdivision was unanimously approved.

Roger Spangler: ZEO Spangler introduced Nathan Geil as a new member of the Plan

Commission.

With no further business, Keach made a motion to adjourn; seconded by Geil, followed by a unanimous voice vote to adjourn.

PETITION FOR ZONING AMENDMENT / SPECIAL USE PERMIT

Petition Number 19-01 ZA Date 3-5-19

1. Legal Description: LOT 3 JEFF GREEN MEMORIAL SUBDIVISION

Street Address: NONE ASSIGNED

2. Area of subject property: _____ sq.ft. or 13.51 Ac.

3. Present land use: VACANT

Proposed land use or special use: PARK - MORTON PARK DISTRICT

Requested zoning change: from 1-2 District to R-5 District

4. Surrounding zoning districts: North B-3 East B-3 South 1-2 West 1-2

5. Subject property is owned by:

Name: MORTON FACILITIES, LLC

Address: 2411 W. CORNERSTONE COURT
PEORIA, IL 61614

(If subject property is owned by a trustee, a written statement must be furnished by the trustee, disclosing the names of all beneficial owners. A change in any of the beneficial owners during the amendment/special use process must be disclosed immediately.)

6. List names and addresses of all property owners in the petition area (within 250 feet of the area affected by this petition):

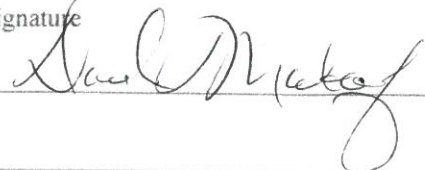
SEE ATTACHED LIST

7. A statement is attached hereto, indicating why, in our opinion, the amendment or special use requested is necessary for the preservation and enjoyment of substantial property rights, and why such amendment or special use will not be detrimental to the public welfare, nor the property of other persons located in the vicinity thereof.

8. Additional exhibits submitted by the petitioner:

PLAT OF JEFF GREEN MEMORIAL SUBDIVISION

9. Petitioners' Signature:

Name (printed)	Address (printed)	Signature
<u>DAVID MALOOF</u> <u>MANAGER</u> <u>MORTON FACILITIES LLC</u>	<u>2411 W Cornerstone Ct,</u> <u>PEORIA, IL 61614</u>	



2411 W. Cornerstone Court
Peoria, Illinois 61614
309.693.3000

malooftcommercial.com

March 5, 2019

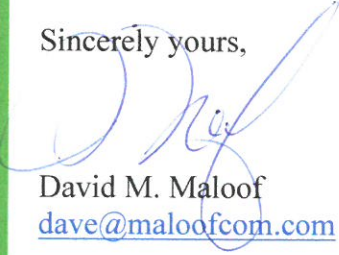
Roger Spangler
Village of Morton
Planning & Zoning
120 N. Main St.
Morton, IL 61550

RE: *Lot 3 Jeff Green Memorial Subdivision
203 W. Ashland, Morton, Illinois*

Dear Roger:

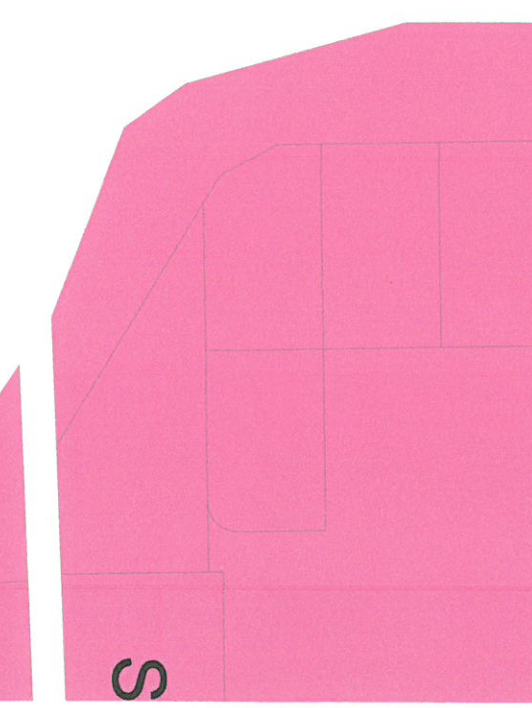
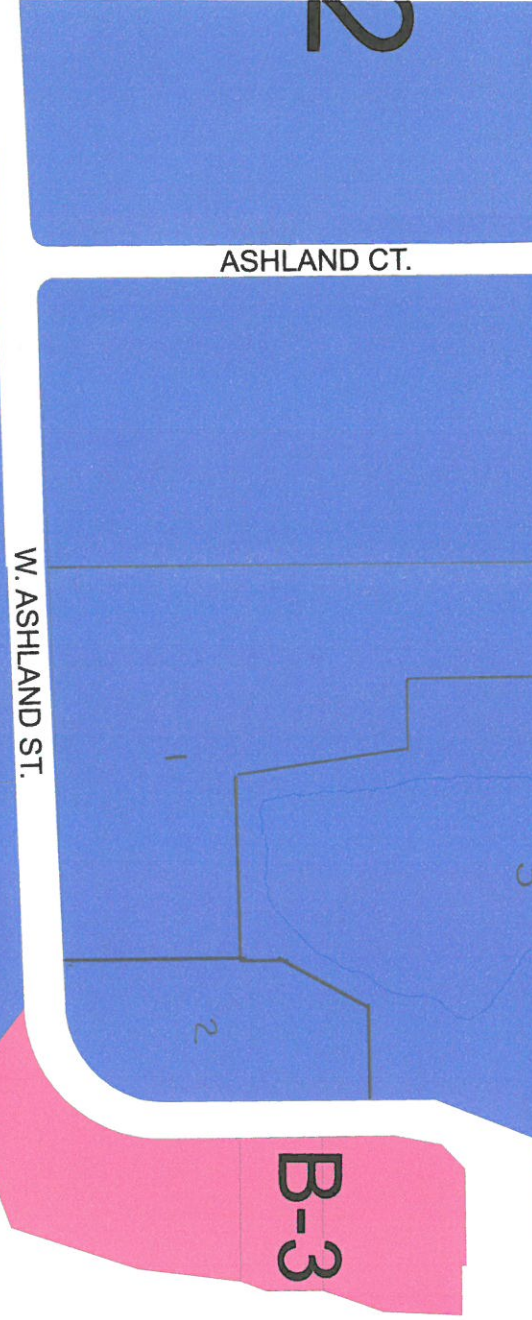
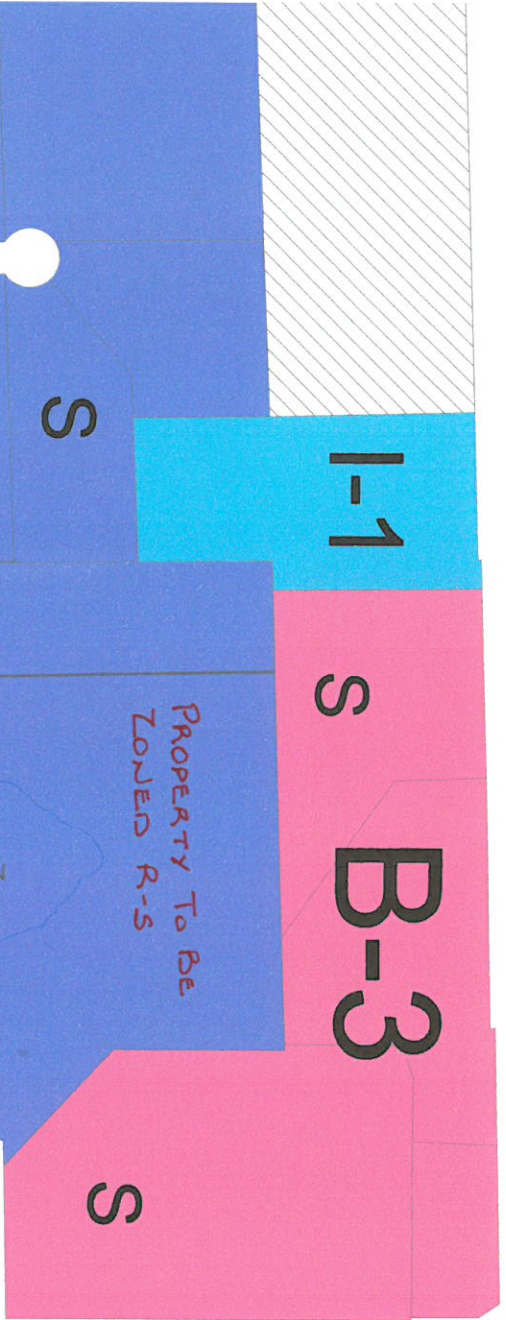
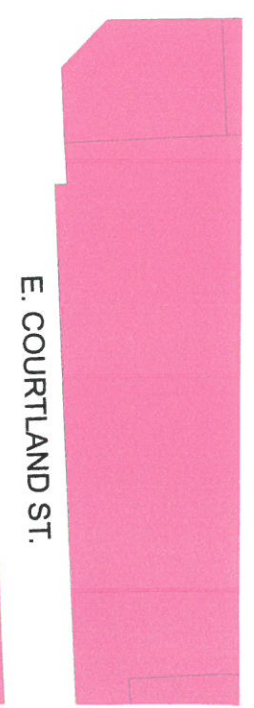
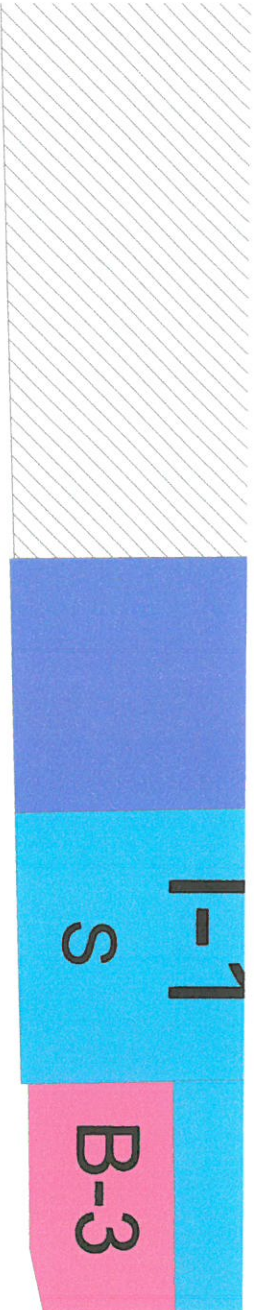
This letter is in regards to our rezoning request for the 13.51 acres (Lot 3 of Jeff Green Memorial Subdivision), Morton, Illinois. We are requesting this change in the zoning classification due to our desire to donate this property to the Morton Park District for their use as part of their park system. We believe this rezoning and use will be a positive influence on the surrounding area and will not create any detrimental effects. If you have any questions, please contact me.

Sincerely yours,



David M. Maloof
dave@malooftcom.com

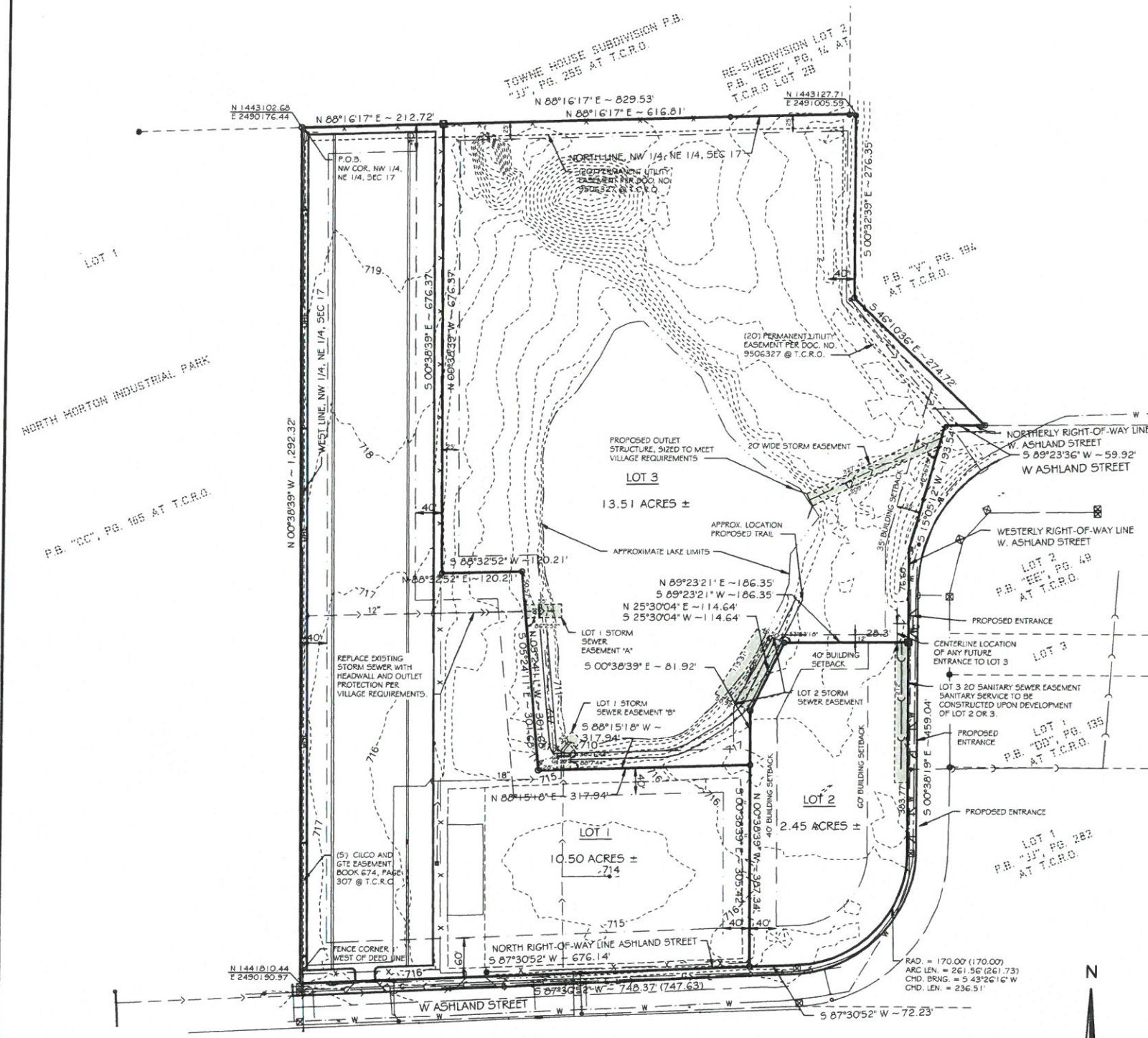
Enc.
DMM:jdww



Name	Address 1	City	State	Zip	Street	Apt
MORTON'S BEST STORAGE LLC	PO BOX 330	MORTON	IL	61550-0330	80 ASHLAND CT	
STRUBE ENTERPRISES LLC	108 FORESTVIEW RD	MORTON	IL	61550-1106	90 ASHLAND CT	
TACO BELL	7211 N KNOXVILLE AVE STE 3	PEORIA	IL	61614-2075	100 W ASHLAND ST	
MORTON DONUTS INC	415 CENTRAL AVE	NORTHFIELD	IL	60093-3037	120 W ASHLAND ST	
SAINATH INVESTMENTS LLC	150 W ASHLAND ST	MORTON	IL	61550-1424	150 W ASHLAND ST	
DAILY EXPRESS INC	3220 ZIMMERMAN DR	BETTENDORF	IA	52722-5582	200 W ASHLAND ST	
ENTERPRISE RENT A CAR	4509 N BRADY ST	DAVENPORT	IA	52806-4051	203 W ASHLAND ST	
GROWMARK INC	240 W ASHLAND ST	MORTON	IL	61550-1437	230 W ASHLAND ST	
PO MORTON FACILITIES LLC	2411 W CORNERSTONE CT	PEORIA	IL	61614-2493	230 W ASHLAND ST	
GROWMARK INC	240 W ASHLAND ST	MORTON	IL	61550-1437	240 W ASHLAND ST	
PO MORTON FACILITIES LLC	2411 W CORNERSTONE CT	PEORIA	IL	61614-2493	240 W ASHLAND ST	
KEEN TRANSPORT INC	10700 PRAIRIE LAKES DR	EDEN PRAIRIE	MN	55344-3858	265 W ASHLAND ST	
SHIPTON, DIANE & WILLIAM	16885 SCHMIDT RD	MORTON	IL	61550-9661	150 W COURTLAND ST	
ARBY'S #7152 MORTON LLC	PO BOX 1526	BLOOMINGTON	IL	61702-1526	1801 N MORTON AVE	- B
MAC'S CONVENIENCE STORES LLC #1424	PO BOX 2440	SPOKANE	WA	99210-2440	1801 N MORTON AVE	- A
PO MACS CONVENIENCE STORES LLC #1424	4080 W JONATHAN MOORE PIKE	COLUMBUS	IN	47201-8667	1801 N MORTON AVE	
COMMERCE BANK % FEULNER MIKE	8000 FORSYTH BLVD STE 1300	ST LOUIS	MO	63105	1901 N MORTON AVE	

PRELIMINARY PLAT OF JEFF GREEN MEMORIAL SUBDIVISION

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP-25-NORTH, RANGE-3-WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS.



LEGEND

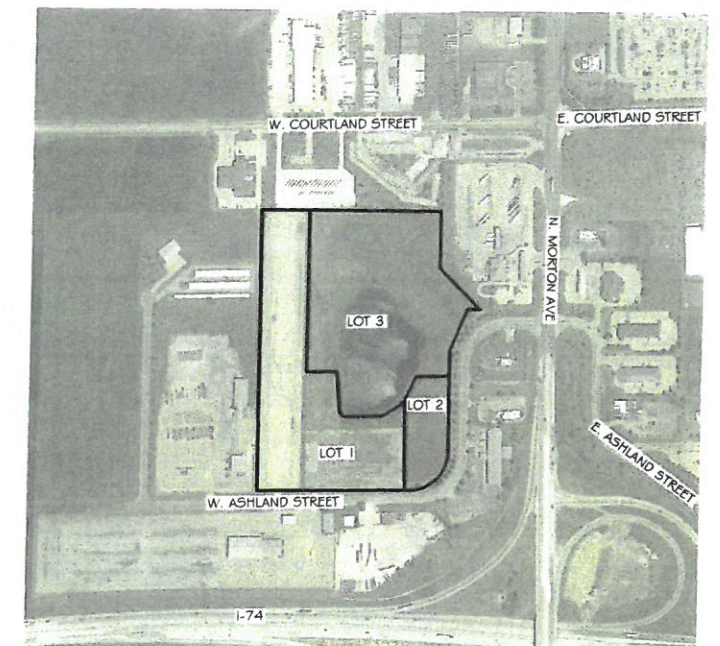
---	LOT LINE
- - - - -	ADJACENT PROPERTY LINE
- · - · -	EASEMENT LINE
- - - - -	EXIST. RIGHT OF WAY LINE
- - - - -	BUILDING SETBACK LINE
G	EXIST. UNDERGROUND GAS SERVICE
- - - - -	EXIST. SANITARY SEWER SERVICE
- - - - -	EXIST. STORM SEWER
- - - - -	PROPOSED SANITARY SEWER SERVICE
- - - - -	PROPOSED STORM SEWER
- - - - -	EXIST. WATER MAIN SERVICE
- - - - -	EXIST. FENCE
5 00°44'54" E	MEASURED BEARING
647.99'	MEASURED DISTANCE
(90°07'50")	RECORD ANGLE
(647.99')	RECORD DISTANCE
●	FOUND IRON ROD / PIPE / RR SPIKE
⊗	FOUND RIGHT-OF-WAY MONUMENT
○	SET IRON ROD 1/2" x 24"
⊠	SET CONCRETE MONUMENT
T.C.R.O.	TAZEWELL COUNTY RECORDERS OFFICE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY

NOTES:
 DATUM BASED ON VILLAGE OF MORTON G.I.S. CONTROL (NORTH AMERICAN DATUM OF 1983 HAD 83, 1997 ADJUSTMENT, ILLINOIS WEST ZONE, 1 202).
 PROPERTY SHOWN HEREON IS ZONED I-2.
 THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOODING HAZARD, AS PER FLOOD INSURANCE RATE MAP NO. 17179CO065E, 17179CO201E & 17179CO202E EFFECTIVE DATE FEBRUARY 17, 2018.
 LOT 3 HAS NO ACCESS TO SANITARY SEWER.
 ANY BUFFERING OR SCREENING (SUCH AS, BUT NOT LIMITED TO, VEGETATIVE) BETWEEN LOTS 1 AND 2, AND LOTS 2 AND 3, DUE TO CURRENT OR FUTURE ZONING REQUIREMENTS, SHALL TAKE PLACE ON LOT 3.
 THE EXISTING LAKE WILL SERVE IN PERPETUITY AS STORM SEWER DETENTION FOR LOTS 1 AND 2, NO ADDITIONAL DETENTION REQUIREMENTS WILL BE REQUIRED OF LOTS 1 AND 2, REGARDLESS OF FUTURE DEVELOPMENT.
 PROPOSED ENTRANCES AS SHOWN ON THE EAST SIDE OF THIS SUBDIVISION, ARE DIRECTLY ACROSS FROM EXISTING ENTRANCES ON ASHLAND STREET.
 CURRENT P.I.N. 06-06-17-200-022

OWNERS: MORTON FACILITIES LLC
 2411 W. CORNERSTONE COURT
 PEORIA, ILLINOIS 61614

DEVELOPER: MORTON FACILITIES LLC
 2411 W. CORNERSTONE COURT
 PEORIA, ILLINOIS 61614

DESCRIPTION
 A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP-25-NORTH, RANGE-3-WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, SAID CORNER ALSO BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED:
 FROM THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 17 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 829.53 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 39 SECONDS EAST, A DISTANCE OF 276.35 FEET; THENCE SOUTH 46 DEGREES 10 MINUTES 36 SECONDS EAST, A DISTANCE OF 274.72 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST ASHLAND STREET; (THE FOLLOWING 5 COURSES ARE ALONG THE NORTHERLY AND WESTERLY RIGHT-OF-WAY OF SAID WEST ASHLAND STREET) THENCE SOUTH 89 DEGREES 23 MINUTES 36 SECONDS WEST, A DISTANCE OF 59.92 FEET; THENCE SOUTH 15 DEGREES 05 MINUTES 12 SECONDS WEST, A DISTANCE OF 193.54 FEET; THENCE SOUTH 00 DEGREES 38 MINUTES 19 SECONDS EAST, A DISTANCE OF 459.04 FEET; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE COINCIDE TO THE NORTHWEST, HAVING A RADIUS OF 170.00 FEET AND AN ARC LENGTH OF 261.56 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 43 DEGREES 26 MINUTES 16 SECONDS WEST AND A CHORD LENGTH OF 236.51 FEET; THENCE SOUTH 87 DEGREES 30 MINUTES 52 SECONDS WEST, A DISTANCE OF 748.37 FEET, TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 38 MINUTES 39 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,292.32 FEET, TO THE POINT OF BEGINNING, CONTAINING 26.46 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY OF RECORD.



LOCATION MAP
NOT TO SCALE

VILLAGE OF MORTON PLANNING DIRECTOR'S CERTIFICATE
 STATE OF ILLINOIS) 55
 COUNTY OF TAZEWELL)
 IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT OF "JEFF GREEN MEMORIAL SUBDIVISION" WAS APPROVED BY THE VILLAGE OF MORTON, ILLINOIS, PLAN COMMISSION, AT ITS REGULARLY SCHEDULED MEETING HELD ON THE ____ DAY OF _____, 2019.

PLAN DIRECTOR _____ CHAIRMAN _____

VILLAGE OF MORTON CLERK'S CERTIFICATE
 STATE OF ILLINOIS) 55
 COUNTY OF TAZEWELL)
 I HEREBY CERTIFY THAT THE PRELIMINARY PLAT OF "JEFF GREEN MEMORIAL SUBDIVISION" WAS APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, ILLINOIS, AT ITS REGULARLY SCHEDULED MEETING HELD ON THE ____ DAY OF _____, 2019.

VILLAGE CLERK _____

SURVEYOR'S CERTIFICATE
 STATE OF ILLINOIS) 55
 COUNTY OF PEORIA)

WE, MOHR AND KERR ENGINEERING AND LAND SURVEYING P.C. DO HEREBY STATE THAT WE HAVE PREPARED A PRELIMINARY PLAT OF "JEFF GREEN MEMORIAL SUBDIVISION" BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP-25-NORTH, RANGE-3-WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS. WE FURTHER STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE PRELIMINARY PLAT IS CORRECT AS SHOWN AND DRAWN TO A SCALE OF 1 INCH = 100 FEET.
 DATED THIS ____ DAY OF _____, 2019.
 MOHR AND KERR ENGINEERING AND LAND SURVEYING P.C.

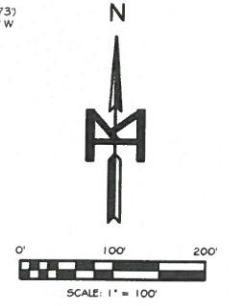
CALEB E. JOHNSON
 ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR #035-3884

GENERAL NOTES

PROPERTY ZONED I-2 - GENERAL INDUSTRIAL DISTRICT	
FRONT YARD SETBACK:	60'
SIDE YARD SETBACK:	40' & AS SHOWN ON LOT 2
BACK YARD SETBACK:	40' & AS SHOWN ON LOT 2
PROPERTY ZONED B-3 - GENERAL BUSINESS DISTRICT	
FRONT YARD SETBACK:	25'
SIDE YARD SETBACK:	10'
BACK YARD SETBACK:	20'
PARKING SETBACK:	10'

PROPOSED RE-ZONING

LOT	EXISTING	PROPOSED
LOT 1	I-2	I-2
LOT 2	I-2	I-2
LOT 3	I-2	RS



MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
 5901 N. Prospect Road, Suite 6B
 Peoria, Illinois 61614
 www.mohrandkerr.com
 Office: (309) 692-8500
 Fax: (309) 692-8501
 Professional Design Firm #184.005091

REV.	DATE	NATURE OF REVISION	CHECKED
FILE NAME:	PRELIMINARY SUBDIVISION PLAT 18-048.dwg Feb 28, 2019		

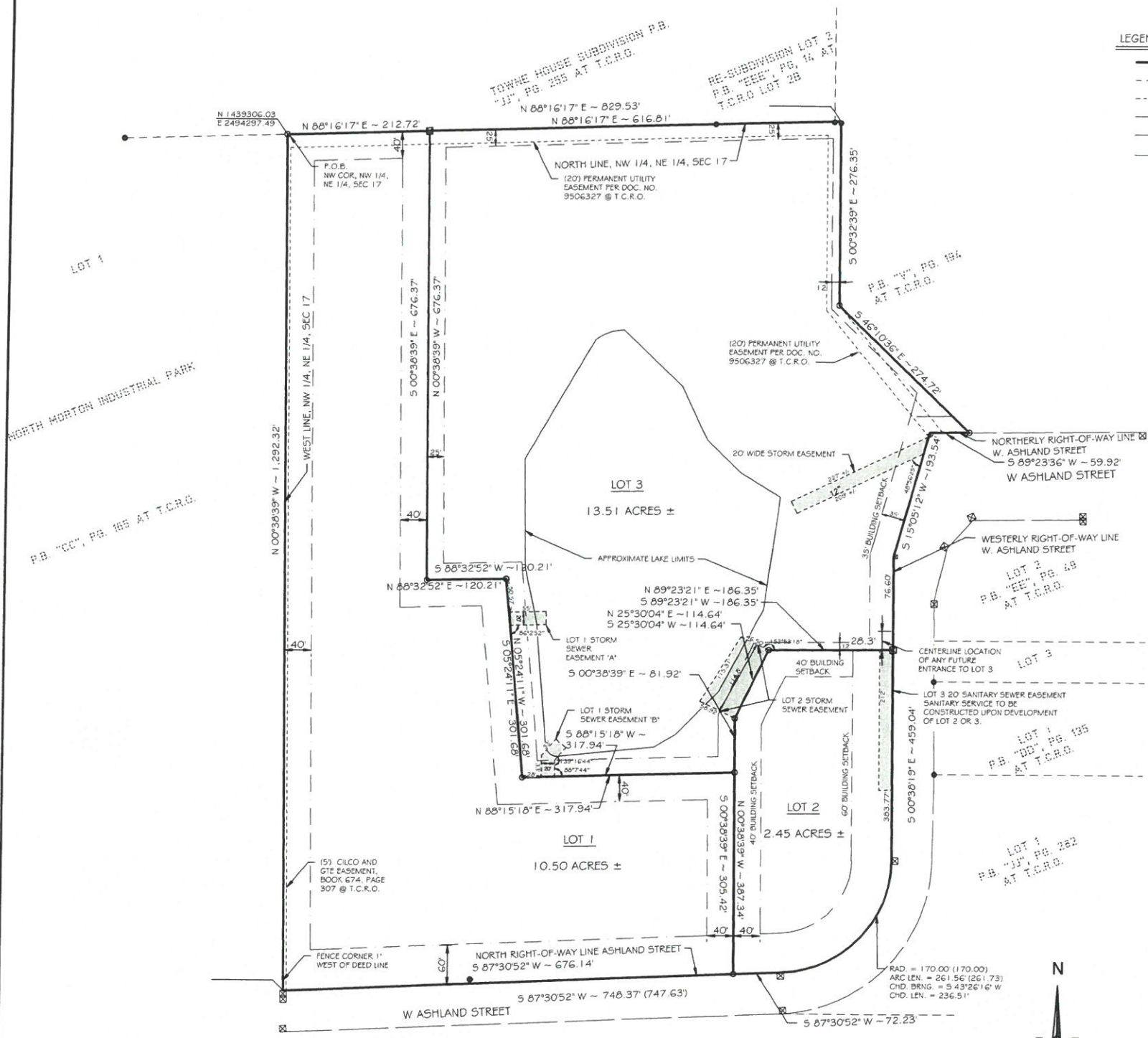
SURVEYED	CGT / MDP / CEJ	CLIENT:
DRAWN	DEH	MORTON FACILITIES, LLC
CHECKED	CEJ	
SCALE	1" = 100'	
DATE	02-27-2019	

TITLE: _____

PROJECT NO. 18-048
 SHEET 1 OF 1
 DRAWING NO. 1

FINAL PLAT OF JEFF GREEN MEMORIAL SUBDIVISION

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP-25-NORTH, RANGE-3-WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS.



LEGEND

- LOT LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT LINE
- - - EXIST. RIGHT OF WAY LINE
- - - BUILDING SETBACK LINE
- - - EXIST. FENCE
- 5 00°44'54" E — MEASURED BEARING
- 647.99' — MEASURED DISTANCE
- (90°07'50") — RECORD ANGLE
- (647.99') — RECORD DISTANCE
- — FOUND IRON ROD / PIPE / RR SPIKE
- ⊗ — FOUND RIGHT-OF-WAY MONUMENT
- — SET IRON ROD 1/2"Ø x 24"
- ⊗ — SET CONCRETE MONUMENT
- T.C.R.O. — TAZEWELL COUNTY RECORDER'S OFFICE
- P.O.B. — POINT OF BEGINNING
- R.O.W. — RIGHT-OF-WAY

NOTES:

- 1) IT IS NOT WARRANTED THAT THIS FINAL PLAT OF JEFF GREEN MEMORIAL SUBDIVISION CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY, BUILDING SETBACK LINES AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR OTHER COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.
- 2) THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOODING HAZARD, AS PER FLOOD INSURANCE RATE MAP NO. 17179C0065E, 17179C0201E & 17179C0202E EFFECTIVE DATE FEBRUARY 17, 2018.
- 3) BEARINGS ARE BASED ON STATE PLANE COORDINATES, WEST ZONE, NAD 1983, 2007 ADJUSTMENT.
- 4) ANY BUFFERING (SUCH AS, BUT NOT LIMITED TO, VEGETATIVE) BETWEEN LOTS 1 AND 3; OR LOTS 2 AND 3; DUE TO CURRENT OR FUTURE ZONING REQUIREMENTS, SHALL TAKE PLACE ON LOT 3.
- 5) THE EXISTING LAKE WILL SERVE IN PERPETUITY AS STORM SEWER DETENTION FOR LOTS 1 AND 2. NO ADDITIONAL DETENTION REQUIREMENTS WILL BE REQUIRED OF LOTS 1 AND 2, REGARDLESS OF FUTURE DEVELOPMENT.
- 6) TOTAL AREA OF JEFF GREEN MEMORIAL SUBDIVISION: 26.46 ACRES ±
- 7) JEFF GREEN MEMORIAL SUBDIVISION IS P.I.N. 06-06-17-200-022.

DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP-25-NORTH, RANGE-3-WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, SAID CORNER ALSO BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED:

FROM THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 16 MINUTES 17 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 829.53 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 39 SECONDS EAST, A DISTANCE OF 276.35 FEET; THENCE SOUTH 46 DEGREES 10 MINUTES 36 SECONDS EAST, A DISTANCE OF 274.72 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST ASHLAND STREET; (THE FOLLOWING 5 COURSES ARE ALONG THE NORTHERLY AND WESTERLY RIGHT-OF-WAY OF SAID WEST ASHLAND STREET) THENCE SOUTH 89 DEGREES 23 MINUTES 36 SECONDS WEST, A DISTANCE OF 59.92 FEET; THENCE SOUTH 15 DEGREES 05 MINUTES 12 SECONDS WEST, A DISTANCE OF 193.54 FEET; THENCE SOUTH 00 DEGREES 38 MINUTES 19 SECONDS EAST, A DISTANCE OF 459.04 FEET; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 170.00 FEET AND AN ARC LENGTH OF 261.56 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 43 DEGREES 26 MINUTES 16 SECONDS WEST AND A CHORD LENGTH OF 236.51 FEET; THENCE SOUTH 87 DEGREES 30 MINUTES 52 SECONDS WEST, A DISTANCE OF 748.37 FEET, TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 38 MINUTES 39 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,292.32 FEET, TO THE POINT OF BEGINNING, CONTAINING 26.46 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY OF RECORD.



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF TAZEWELL 55

DECLARATION AND DEDICATION OF 'JEFF GREEN MEMORIAL SUBDIVISION' SUBDIVISION TO THE VILLAGE OF MORTON, TAZEWELL COUNTY, ILLINOIS.

I, WE, _____ DO HEREBY CERTIFY THAT I/WE AM/ARE THE OWNER(S) OF THE LAND SHOWN ON THE ACCOMPANYING PLAT, AND DO HEREBY CERTIFY THAT I/WE HAVE CAUSED THE SURVEY AND SUBDIVISION THEREOF TO BE MADE AS SHOWN ON THE ACCOMPANYING PLAT TO BE KNOWN AS 'JEFF GREEN MEMORIAL SUBDIVISION' IN THE VILLAGE OF MORTON, TAZEWELL COUNTY, ILLINOIS, AND ACKNOWLEDGE SAID SURVEY TO BE CORRECT TO THE BEST OF MY/OUR KNOWLEDGE AND BELIEF, AND THEN HEREBY DEDICATE THE STREETS AND UTILITY EASEMENTS SHOWN ON SAID PLAT TO PUBLIC USE FOREVER.

EASEMENTS AS SHOWN BY DASHED LINES AND MARKED 'UTILITY EASEMENT' OR 'DRAINAGE EASEMENT' ON SAID PLAT ARE HEREBY RESERVED FOR THE USE OF ALL PUBLIC UTILITY COMPANIES TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, RENEW, AND/OR REMOVE UNDERGROUND WATER MAINS, SEWER PIPES, GAS PIPELINES, AND TELEPHONE, CABLE TELEVISION, AND TELEPHONE CABLES OR CONDUITS WITH ALL NECESSARY ABOVE GROUND TRANSFORMER AND SERVICE PEDESTAL INSTALLATIONS, WITH THE FURTHER RIGHT TO INSTALL AND MAINTAIN OVERHEAD ELECTRIC, CABLE TELEVISION, AND TELEPHONE POLE AND WIRELINE INSTALLATIONS WITH ALL NECESSARY BRACES, GUYWIRES, ANCHORS, AND OTHER APPLIANCES FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJOINING PROPERTIES WITH WATER, SEWER, GAS, ELECTRIC, CABLE TELEVISION, AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO USE THE STREETS WHEN NECESSARY, AND TO OVERHANG OR BURY ACROSS ALL LOTS SERVICE WIRES, PIPELINES, AND/OR CABLES TO SERVE ADJACENT LOTS, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, OPERATE, AND MAINTAIN SAID UTILITY FACILITIES AND TO TRIM OR REMOVE ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH SAID UTILITY FACILITIES.

EASEMENTS INDICATED AS 'DRAINAGE EASEMENT' ARE FOR THE CONVEYANCE OF STORM DRAINAGE OVER THE SURFACE OF THE GROUND, AND NO ELEVATION CHANGES OR OBSTRUCTIONS SUCH AS GARDENS OR LANDSCAPING THAT WOULD INTERFERE WITH THE INTENTION OF SAID EASEMENT SHALL BE PERMITTED. EASEMENTS INDICATED AS 'DETENTION BASIN DRAINAGE EASEMENT' ARE FOR THE TEMPORARY DETENTION OF STORM WATER, AND NO CONFIGURATION OR ELEVATION CHANGES OR OBSTRUCTIONS SUCH AS GARDENS OR LANDSCAPING THAT WOULD INTERFERE WITH THE INTENTION OF SAID EASEMENT SHALL BE PERMITTED.

NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENTS FOR PUBLIC UTILITY PURPOSES.

I/WE FURTHER CERTIFY THAT, TO THE BEST OF OUR KNOWLEDGE, THIS PROPERTY IS LOCATED WITH MORTON UNIT DISTRICT 709.

DATED AT MORTON, ILLINOIS, THIS _____ DAY OF _____, 2019.

OWNER _____ OWNER _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF TAZEWELL 55

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____, PERSONALLY KNOWN TO ME TO BE THE PRESIDENT OF _____, AND _____, PERSONALLY KNOWN TO ME TO BE THE SECRETARY OF SAID CORPORATION, WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT AS SUCH PRESIDENT AND SECRETARY, THEY SIGNED AND DELIVERED SAID INSTRUMENT OF WRITING AS PRESIDENT AND SECRETARY OF SAID CORPORATION, AND CAUSED THE SEAL OF SAID CORPORATION TO BE AFFIXED THERETO, PURSUANT TO AUTHORITY GIVEN BY THE BOARD OF DIRECTORS OF SAID CORPORATION AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC _____

TAZEWELL COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF TAZEWELL 55

I, _____ COUNTY CLERK OF THE AFORESAID COUNTY, DO HEREBY CERTIFY THAT I HAVE THIS DAY EXAMINED THE TAX RECORDS OF THE PROPERTY SHOWN ON THE ATTACHED PLAT, AND FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT TAXES, NOR DELINQUENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND SHOWN ON SAID PLAT.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2019.

COUNTY CLERK _____ DEPUTY CLERK _____

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF TAZEWELL 55

I HEREBY CERTIFY THAT THE FINAL PLAT OF 'JEFF GREEN MEMORIAL SUBDIVISION' SUBDIVISION WAS APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, ILLINOIS, AT ITS REGULARLY SCHEDULED MEETING HELD ON THE _____ DAY OF _____, 2019, AND THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON WERE ACCEPTED.

VILLAGE CLERK _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF PEORIA) 55

WE, MOHR AND KERR ENGINEERING AND LAND SURVEYING P.C. DO HEREBY STATE THAT WE HAVE PREPARED A FINAL PLAT OF 'JEFF GREEN MEMORIAL SUBDIVISION', BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP-25-NORTH, RANGE-3-WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS. WE FURTHER STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE FINAL PLAT IS CORRECT AS SHOWN AND DRAWN TO A SCALE OF 1" = 100'. (1 INCH = 100 FEET)

DATED THIS _____ DAY OF _____, 2019.

MOHR AND KERR ENGINEERING AND LAND SURVEYING P.C.

CALEB E. JOHNSON
 ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR #035-3084

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

LICENSE EXPIRES _____

M MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
 5901 N. Prospect Road, Suite 6B
 Peoria, Illinois 61614
 www.mohrandkerr.com

Office: (309) 692-8500
 Fax: (309) 692-8501
 Professional Design Firm #184.005091

REV.	DATE	NATURE OF REVISION	CHECKED

FILE NAME: PRELIMINARY SUBDIVISION PLAT 19-046.dwg Feb 28, 2019

SURVEYED	CGT / MDP / CEJ	CLIENT:
DRAWN	DEH	MORTON FACILITIES, LLC
CHECKED	CEJ	
SCALE	1" = 100'	
DATE	02-25-2019	

TITLE:	PROJECT NO.
FINAL PLAT OF JEFF GREEN MEMORIAL SUBDIVISION	18-046
	SHEET 1 OF 1
	DRAWING NO. 1