

TOWN COUNCIL ACTION REPORT

October 12, 2017

A Resolution Conditionally Approving the Final Plat of the Resubdivision of One Normal Plaza Planned Unit Development by Expedited Process (former ISSCS Administration Building Property)

PREPARED BY: Brian Day, Corporation Counsel

REVIEWED BY: Mark R. Peterson, City Manager
Mercy Davison, Town Planner

BUDGET IMPACT: N/A

STAFF RECOMMENDATION: Conditional Approval

ATTACHMENTS: Proposed Resolution; Proposed Final Plat

BACKGROUND

On September 19, 2019, the Council approved a development agreement with Nicolas Africano concerning the demolition of the former Illinois Soldiers' and Sailors' Home Administration Building and improvements to the former Infirmary Building. That agreement was executed on November 2, 2016 and amended on May 1, 2017. Under that agreement, the Town would reimburse Mr. Africano for the demolition costs in exchange for a portion of the property on which the Administration Building was located. The Town agreed to subdivide the parcel that would be transferred to it.

The demolition of the Administration Building is complete and the property is ready to be transferred and subdivided under the agreement. It is anticipated that the transfer will occur the week of October 16, 2017. As shown on the attached proposed Final Plat, the new 0.42 +/- acre lot runs parallel to Beech Street and consists of the west 60 feet of the old lots 6 and 7 of the PUD.

DISCUSSION/ANALYSIS

Final Plats may be approved via expedited process when the plat includes no more than three lots, when all property is contiguous and under common ownership, when no public improvements are necessitated, and when no code waivers are requested. This is the case for this plat.

Town staff has reviewed the proposed Final Plat and finds it to be in substantial compliance with all applicable subdivision and development codes. Therefore, Town staff recommends conditional approval of the attached ordinance pertaining to the proposed Final Plat for the resubdivision of Lots 6 and 7 of the One Normal Plaza Planned Unit Development.

PIN:

Part of:

Prepared by:

Town of Normal
Legal Department
11 Uptown Circle
Normal, IL 61761
309/454-9507

Return to:

Town of Normal
Town Clerk
11 Uptown Circle, PO Box 589
Normal, IL 61761-0589

RESOLUTION NO. _____

A RESOLUTION CONDITIONALLY APPROVING THE FINAL PLAT OF THE RESUBDIVISION OF ONE NORMAL PLAZA PLANNED UNIT DEVELOPMENT BY EXPEDITED PROCESS (FORMER ISSCS ADMINISTRATION BUILDING PROPERTY)

WHEREAS, a petition has been presented to the Town for approval of a final plat; and

WHEREAS, the property described in the Plat is located within the Town of Normal; and

WHEREAS, the Plat depicts no more than three lots and is subject to expedited review under Town Code; and

WHEREAS, it is in the best interests of the health, safety, and welfare of the citizens of Normal to grant a conditional partial approval of said final plat;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE TOWN OF NORMAL, ILLINOIS:

SECTION ONE: That this Resolution pertains to the Final Plat of the *Resubdivision of Lots 6 & 7 One Normal Plaza Planned Unit Development Subdivision* prepared by Jason T. Stephens, Professional Land Surveyor No. 3859 dated October 10, 2017.

SECTION TWO: That the Final Plat is approved, subject to the following conditions:

1. The submission of all code-required certificates, including but not limited to, County Clerk's Certificate, Owner's Certificate, Drainage Certificate, and School District Certificate.

2. Approval of Final Plat by McLean County.

SECTION THREE: That upon meeting the conditions imposed above, the Town Clerk is hereby authorized and directed to certify, record, and file a fully executed copy of this resolution and the plat in the manner provided by law.

ADOPTED this _____ day of _____, 2017.

APPROVED:

President of the Board of Trustees of the
Town of Normal, Illinois

ATTEST:

Town Clerk

(seal)

APPROVAL OF CONDITIONS:

Corporation Counsel

Done this ____ day of _____, 2017.

