



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

From: Ted Shekell, Planning Director
Walter Denton, City Administrator

Date: March 30, 2005

Subject: Easement Plat for Part of Lot B in Southview Gardens Annex (Redevelopment of the KFC/Texaco Site at 300-302 E. Highway 50)

List of Committees that have reviewed: The Community Development Committee reviewed the easement plat at its meeting on March 28, 2005 and recommended the easement plat be approved.

Background: On July 6, 2004, the City Council approved an Ordinance for a Planned Use Development for the KFC/Texaco site located at 300-302 E. Highway 50. The proposal includes demolishing the existing buildings and constructing a new 11,700 sq. retail strip center. The preliminary development plan indicated that the storm sewer would have to be relocated on the property and constructed around the proposed building. The applicants are requesting that the existing storm sewer easement located between the two lots and in the middle of the development site be vacated and a new storm sewer easement created. In addition, the project required that the water main be replaced per IEPA requirements. The easement plat also includes the new water main to be constructed along E. Highway 50.

Legal Considerations, if any: None

Budget Impact: None.

Staff recommendation: Staff recommends approving the easement plat.