

CITY OF BLOOMINGTON

2024 - 060

**AN ORDINANCE APPROVING THE FINAL PLAT OF
THOMPSON-QUIKTRIP PHASE 1**

**Adopted by the City Council
of the City of Bloomington
on August 12, 2024**

Published in pamphlet form by the authority of the City Council of the
City of Bloomington, McLean County, Illinois, on August 13, 2024.

STATE OF ILLINOIS)
) ss.
COUNTY OF MCLEAN)

CERTIFICATE

I, Leslie Smith-Yocum, certify that I am the duly appointed and qualified municipal clerk of the City of Bloomington, County of McLean, Illinois.

I further certify that on the Corporate Authorities of the above municipality passed and approved Ordinance No. 2024 - 060, entitled, an Ordinance Approving the Final Plat Of Thompson-Quiktrip Phase 1, which provided by its terms that it should be published in pamphlet form.

The pamphlet form of this Ordinance, including the Ordinance and cover sheet thereof, was prepared, and a copy of the Ordinance was posted in the municipal building, commencing on August 13, 2024, and continuing for at least ten days thereafter. Copies of the Ordinance were also available for public inspection upon request in the office of the municipal clerk.

Dated at Bloomington, Illinois, on 08/ 13/2024



Leslie Smith-Yocum
City Clerk



ORDINANCE NO. 2024 - 060

**AN ORDINANCE APPROVING THE FINAL PLAT OF
THOMPSON-QUIKTRIP PHASE 1**

WHEREAS, there was heretofore filed with the City of Bloomington, McLean County, Illinois, a Petition for approval of the Final Plat of Thompson-QuikTrip Phase 1, dated July 24, 2024, legally described in Exhibit "A" and depicted in Exhibit "B", attached hereto and made a part hereof by this reference; and

WHEREAS, said Petition requests no exemptions or variations from the provisions of the Bloomington City Code; and

WHEREAS, said Petition is valid and sufficient and conforms to the requirements of the statutes in such cases made and provided and the Final Plat attached to said Petition was prepared in compliance with the requirements of the Bloomington City Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

SECTION 1. The above recitals are incorporated into and made a part of this Ordinance as though fully set forth herein.

SECTION 2. The Final Plat of Thompson-QuikTrip Phase 1, dated July 24, 2024, is hereby approved, subject to minor technical modifications. Performance Guarantees are due prior to recording.

SECTION 3. The City Clerk is hereby authorized to publish this Ordinance in pamphlet form as provided by law.

SECTION 4. This Ordinance is enacted pursuant to the home rule authority of the City of Bloomington granted by Article VII, Section 6 of the 1970 Illinois Constitution.

SECTION 5. This Ordinance shall take effect immediately after its approval and publication as required by law.


PASSED this 12th day of August 2024.

APPROVED this 13th day of August 2024.

CITY OF BLOOMINGTON


Mboka Mwilambwe, Mayor

ATTEST


Leslie Smith-Yocum, City Clerk



**EXHIBIT A
LEGAL DESCRIPTION**

A tract of land being part of Lots 1-5, 9-10 and 21-23 and All Lots 6-8 and 11-16 C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois, and being described as follows:

Beginning at the Northwest corner of Lot 2 of First Addition to Bert's Subdivision, a subdivision filed for record under Plat in Document Number 73-5847, said point being in the Southern right of way line of Bloomington Heights Road; thence leaving said right of way South 00 degrees 49 minutes 17 seconds East along the West line of said Lot 2 a distance of 181.34 feet to a point in the North line of Lot 1 of Bert's Subdivision, a subdivision filed for record under Plat in Document Number 71-3101; thence South 89 degrees 10 minutes 43 seconds West along the North line of said Lot 1 a distance of 68.00 feet to a point being the Northwest corner of said Lot 1; thence South 00 degrees 49 minutes 17 seconds East along the West line of said Lot 1 a distance of 195.00 feet to the Southwest corner thereof; thence leaving Lot 1 South 89 degrees 10 minutes 43 seconds West a distance of 132.00 feet to a point; thence South 00 degrees 21 minutes 47 seconds East a distance of 175.00 feet to a point in the North line of Bert Street (AKA Jefferson); thence South 89 degrees 10 minutes 49 seconds West along said Bert Street a distance of 213.43 feet to a point; thence leaving said Bert Street South 01 degrees 02 minutes 42 seconds East along the West line of Bloomington Heights, a subdivision according to the Plat thereof recorded May 31, 1907 in Book 6, Page 148 in The McLean County Records a distance of 501.67 feet to a point; thence North 89 degrees 18 minutes 04 seconds West a distance of 211.57 feet to a point; thence South 01 degrees 02 minutes 42 seconds East a distance of 215.29 feet to a point in the North line of the Peoria, Bloomington and Champaign Traction Company; thence North 89 degrees 18 minutes 04 seconds West along said North line of Traction Company a distance of 1550.45 feet to a point in the West line of Section 6, Township 23 North, Range 2 East of the 3rd Principal Meridian; thence along said Range line North 00 degrees 58 minutes 07 seconds West a distance of 2164.69 feet to a point in the Southern right of way line of West Market Street (width varies, AKA U.S. 150 - State Highway 9); thence along said right of way South 74 degrees 12 minutes 47 seconds East a distance of 683.52 feet to a point; thence South 78 degrees 01 minutes 37 seconds East a distance of 240.00 feet to a point; said point being in the Western right of way line of Bloomington Heights Road; thence South 88 degrees 54 minutes 45 seconds East across Bloomington Heights Road a distance of 132.38 feet to a point; thence continuing along West Market Street South 78 degrees 01 minutes 37 seconds East a distance of 785.04 feet; thence South 72 degrees 34 minutes 34 seconds East a distance of 473.72 feet to a point in the Western right of way line of Interstate 55; thence South 54 degrees 29 minutes 58 seconds East along said Interstate 55 a distance of 124.06 feet to a point; thence continuing along said Interstate South 27 degrees 11 minutes 58 seconds East a distance of 284.39 feet to a point; thence South 38 degrees 51 minutes 31 seconds West a distance of 65.95 feet to a point of curve to the left being in the North right of way line of Bloomington Heights Road; thence along Bloomington Heights Road along a curve to the left having a radius of 833.94 feet an arc distance of 288.34 and a chord bearing and distance of North 58 degrees 19 minutes 59

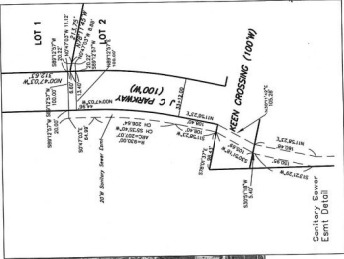
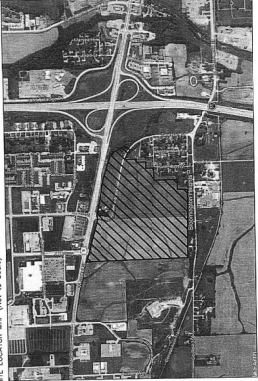
seconds West 286.90 feet to a point; thence leaving said Northern right of way line South 00 degrees 49 minutes 17 seconds East a distance of 143.12 to a point in the Southern right of way line of Bloomington Heights Road being the point of beginning and containing 88.1 Acres, more or less.

Subject to easements, restrictions, reservations and covenants of record, if any.

PINs: 21-06-102-003 and 21-06-102-004

EXHIBIT B
PLAT – SEE FOLLOWING ATTACHMENT (PW 1C – Final Plat)

SEE LOCATION MAP (NOT TO SCALE)



FINAL PLAN OF THOMPSON-QUIKTRIP PHASE 1
A SUBDIVISION OF A TRACT OF LAND BEING PART OF LOTS 1-5, 9-10 AND 22-23 SUBDIVISION, Township 23 North, Range 2 East, Third Principal Meridian, City of Bloomington, McLean County, Illinois

C. A. NAETZIGER'S SUBDIVISION
Being Part of the Northwest Quarter of Section 6, Township 23 North, Range 2 East, Third Principal Meridian, City of Bloomington, McLean County, Illinois

CURVE TABLE			
Curve	Radius	Arc Distance	Chord Distance
L1	R=83.194'	Arc=142.49'(S)	142.31'
L2	R=83.194'	Arc=60.32'(S)	60.31'
L3	R=83.194'	Arc=228.02'(S)	227.31'

SETBACK TABLE		
Sublot	Setback	Notes
B51	40' Building Setback	
B52	15' Building Setback	
B53	5' Building Setback	
B54	20' Building Setback	
L51	10' Landscape Setback	

CITY CLERK'S CERTIFICATE
I, Leslie Smith-Vocum, City Clerk of the City of Bloomington, Illinois, do hereby certify that the foregoing plat and map are correct and approved by the City Council on this day of August, 2024.

CITY ENGINEER'S CERTIFICATE
I, Kevin Kollie, City Engineer for the City of Bloomington, Illinois, do hereby certify that the minimum requirements for this plat and map are met and that the same are in compliance with the provisions of Chapter 24 of the Bloomington City Code.

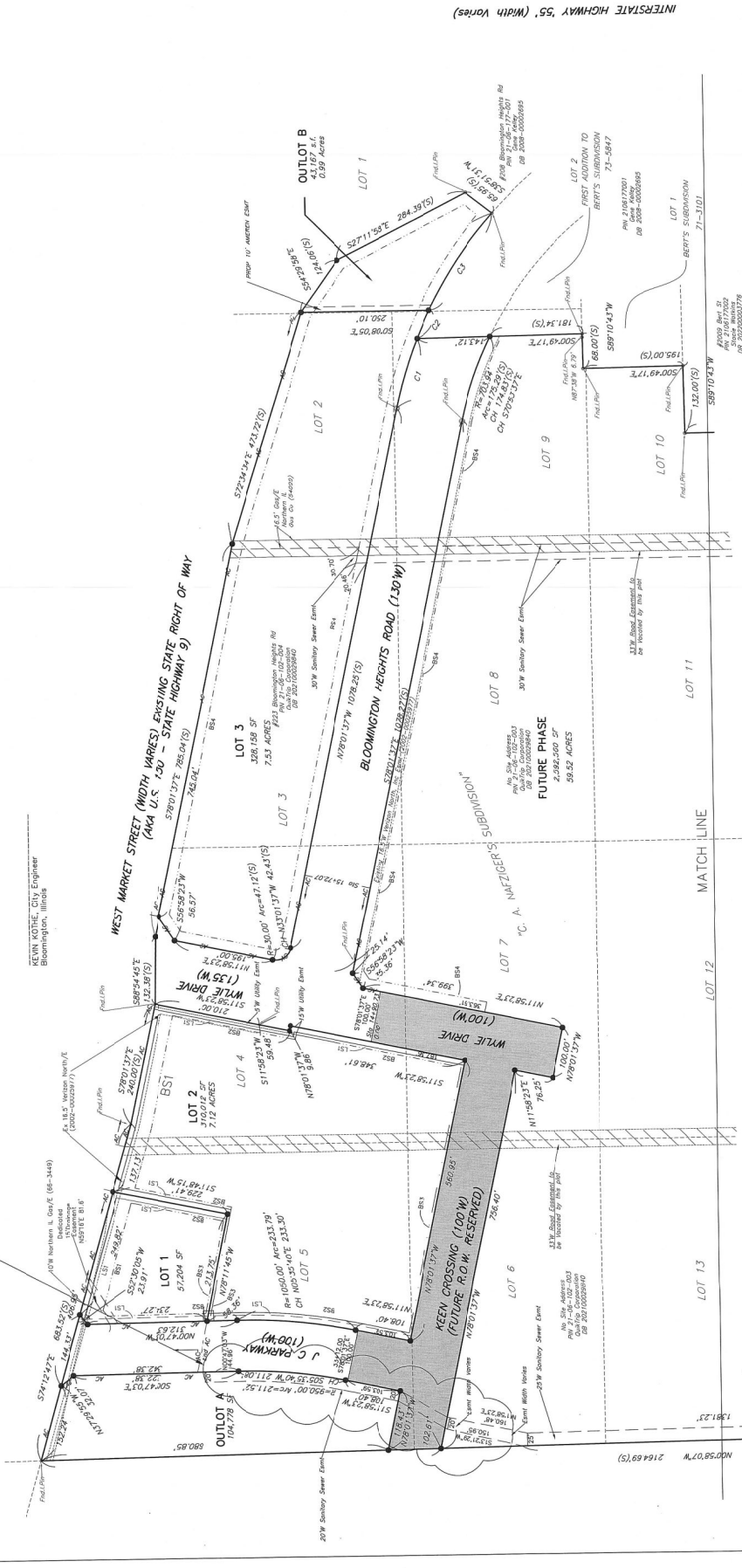
Witness my hand and seal of said City of Bloomington, this _____ day of August, 2024.

LESLIE SMITH-VOCUM, City Clerk
State of Illinois
County of McLean

KEVIN KOLLIE, City Engineer
State of Illinois
County of McLean

Noted at Bloomington, Illinois, this _____ day of August, 2024.

LESLIE SMITH-VOCUM, City Clerk
KEVIN KOLLIE, City Engineer
Bloomington, Illinois



Owner/Developer: SWI Design Inc.
1772 Big Bend Blvd, Suite 200, Bloomington, IL 61710
772.892.1919
swidesign.com

Engineer: Kevin Kollie
1772 Big Bend Blvd, Suite 200, Bloomington, IL 61710
772.892.1919
swidesign.com

Surveyor: SWI Design Inc.
1772 Big Bend Blvd, Suite 200, Bloomington, IL 61710
772.892.1919
swidesign.com

1) 31-100-100-003 - maps of unincorporated flood hazard areas, flood insurance rate map (FIRM) 171100A001E, dated 7/16/2008.
2) Total Area: 88.1 Acres
3) School District: CUSD 5 Normal
4) Parcel Identification Numbers: etc.
5) 21-108-102-100-003 and 21-108-102-100-004

SWI DESIGN
1772 Big Bend Blvd, Suite 200, Bloomington, IL 61710
772.892.1919
swidesign.com

FINAL PLAN OF THOMPSON-QUIKTRIP PHASE 1
A SUBDIVISION OF A TRACT OF LAND BEING PART OF LOTS 1-5, 9-10 AND 22-23 SUBDIVISION, Township 23 North, Range 2 East, Third Principal Meridian, City of Bloomington, McLean County, Illinois
C. A. NAETZIGER'S SUBDIVISION
Being Part of the Northwest Quarter of Section 6, Township 23 North, Range 2 East, Third Principal Meridian, City of Bloomington, McLean County, Illinois

DATE: 08/10/2023
DRAWN BY: MAM
CHECKED BY: MAM
SWI PROJECT NO.: 2171.02.000
LAND BOUNDARY NO.: 184-020840-02010

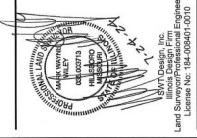
DESCRIPTION: 384.50 ACRES
1) 31-100-100-003
2) 31-100-100-004
3) 31-100-100-005
4) 31-100-100-006
5) 31-100-100-007
6) 31-100-100-008
7) 31-100-100-009
8) 31-100-100-010
9) 31-100-100-011
10) 31-100-100-012

Sheet Title: SURVEY
Number: SUV-1
Sheet No. 01 of 02



West Market St
Bloomington, IL
QUIKTRIP #7193

FINAL PLAT OF
"THOMPSON-QUIKTRIP PHASE 1"
A SUBDIVISION OF A TRACT OF LAND BEING
PART OF LOTS 1-5, 9-10 AND 21-23 AND ALL LOTS 6-8 AND 11-16
Being Part of the Northwest Quarter of Section 6,
Township 23 North, Range 2 East, Third Principal Meridian
City of Bloomington, McLean County, Illinois



Date: 08/10/2023
Drawn by: MAG
Checked by: MWW
SWT Project No.: 2171.02.000

No.	Description
1	Add Station Data
2	Change Stationing
3	Change Stationing
4	Change Stationing
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98	Change Stationing
99	Change Stationing
100	Change Stationing

- NOTES:**
- 1) District B to be owned by owner of Lot 2.
 - 2) Deed restrictions should be recorded.
 - 3) Easements shown on this plat are shown for informational purposes only. No warranty is made as to their accuracy or existence.
 - 4) Lots along Market Street are subject to the provisions of the Illinois Uniform Condominium Act, 765 ILCS 180/1-10.
 - 5) Easement of Right of Way for the utility easement is recorded by plat or other instrument.

- OWNER'S NOTES:**
- 1) Road Zone X - area of minimal hazard, flood zone, and flood plain (FEMA 17115-1048).
 - 2) State of Illinois, 765 ILCS 180/1-10.
 - 3) Total Acres: 88.1 Acres
 - 4) School District: CUSD 8 Normal

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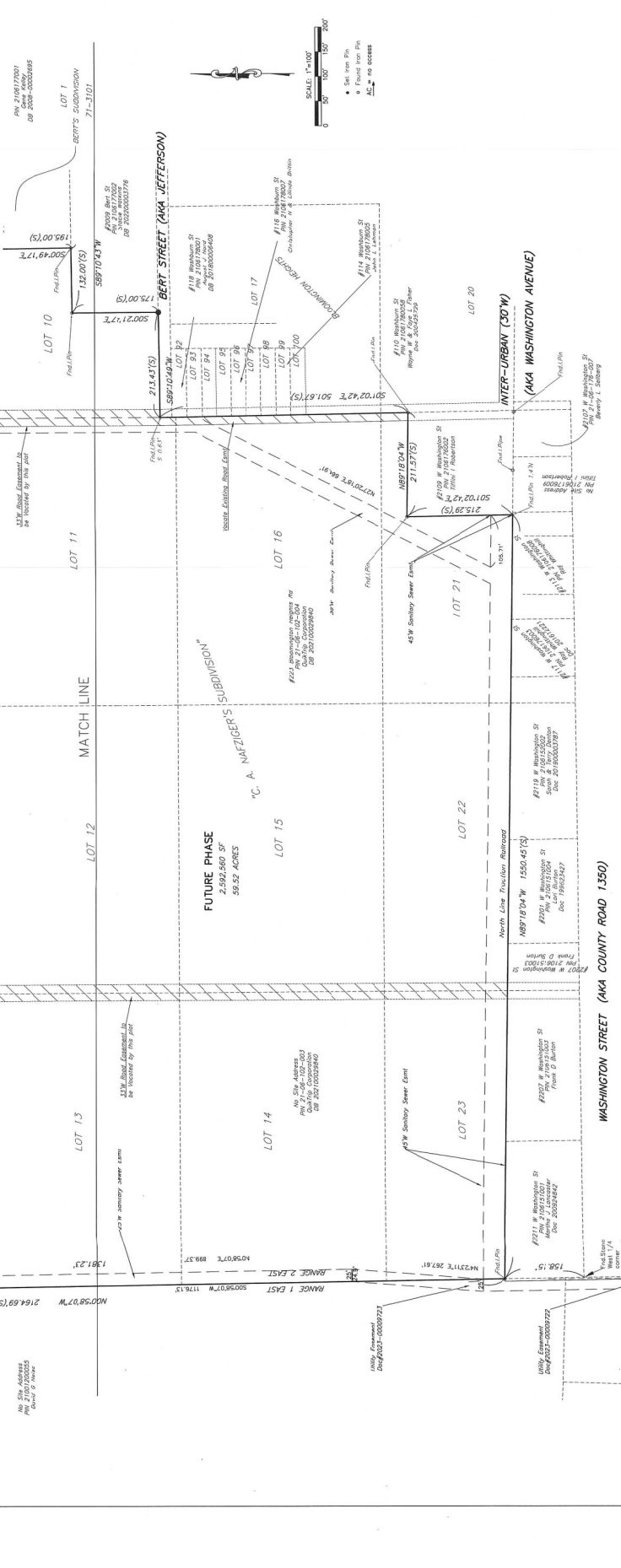
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Block easement crosses stream easement [] are shown on C.A. Neuziger's Subdivision one record by this document.

I further certify that this plat creates the sanitary sewer easements as shown.

I further certify that this plat creates the utility easement shown along the West side of White Drive as labeled.

I further certify that the foregoing plat accompanying this certificate correctly represents the above described property as indicated.

I further certify that no portion of said subdivision lies within 300 feet of any surface drain or water course serving a tributary area of 640 acres or more.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 2nd day of April, 2024.

MARK W. KELLY, P.E. PLS. 038-0003713
7722 Blvd Blvd
St. Louis, Missouri 63119

SWT Date: November 30, 2024

SWT Date: November 30, 2024

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SWT Date: November 30, 2024

SWT Date: November 30, 2024

Thompson-QuikTrip Phase I



Date: 7/19/2024

