



## CITY OF WASHINGTON, ILLINOIS Committee of the Whole Agenda Communication

**Meeting Date:** February 12, 2024

**Prepared By:** Jon Oliphant, AICP, Planning & Development Director

**Agenda Item:** Countryside Banquet & Catering ED/Tourism Funds Application Discussion

**Explanation:** Staff has received the first application for possible use of the Economic Development/Tourism Funds. The FY 23-24 budget includes \$250,000 that can be utilized towards private redevelopment assistance.

Kristi Cape, longtime owner of Countryside Banquet & Catering at 659 School Street, has applied for assistance with a mill and asphalt overlay of her parking lot, which is in poor condition. The estimated cost is \$389,000 and would consist of a 3" mill on the edges of the lot and a 5" mill on a little more than 6,000 square yards through much of the main lot. A smaller lot on the east side of the building consisting of approximately 1,000 square yards would be milled to a 4" depth.

**Fiscal Impact:** A mill and overlay would give new life to the parking lot and any use of the budgeted funds would assist a longstanding Washington business. While the improvements would not likely impact the property's assessed value much, if any, it would upgrade the aesthetics of a business that generates sales tax and hosts numerous events on an annual basis.

**Action Requested:** Feedback on the possible use of the budgeted ED/Tourism funds towards this project at the February 12 Committee of the Whole meeting. If there is consensus about using the funds, staff requests direction on a maximum amount and/or percentage, which would be included in the drafting of a redevelopment agreement and would be scheduled for consideration at an upcoming City Council meeting.

**CITY OF WASHINGTON, ILLINOIS**  
**APPLICATION FOR ECONOMIC DEVELOPMENT/TOURISM FUNDS ASSISTANCE**  
**PRIVATE REDEVELOPMENT INCENTIVE**

Complete this form in its entirety and attach all necessary documents. Submit the completed application to the Planning & Development Department at 301 Walnut Street, Washington, IL 61571. If you have any questions, contact Jon Oliphant, Planning & Development Director, by email at joliphant@ci.washington.il.us.

Applicant name: Kristi LaHood Cape (please print or type)

Mailing address: 659 School Street Daytime Phone: 309-745-5032

Email Address: klahood@comcast.net I would like to receive correspondence by:  Mail  Email

1. Applicant interest in property (check one):  Owner/Mortgagor  Purchaser  Tenant  
 Third-Party (name) \_\_\_\_\_

2. Property owner name: Kristi LaHood Cape

3. Business name(s): Countryside Banquet & Catering

4. Project address or location: 659-611 School Street

5. Property tax ID number(s): 02-02-20-400-014

6. Current use of property: venue & catering

7. Proposed use of property: venue & Catering

8. Choose the applicable project (check all that apply):  New construction  Interior renovation  
 Exterior renovation/restoration  Site improvement  Other

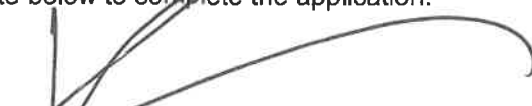
9. Describe the nature of work proposed for the property: re surfacing parking lot

10. Estimated total project cost: \$ 389,000.<sup>00</sup>

11. Attach the following documentation to support the project and to complete the application for possible assistance:

- ✓ Preliminary, itemized cost estimates or quotes from a contractor or design professional;
- ✓ Scaled plans, renderings, and/or photos, as applicable, clearly illustrating the proposed improvements; and
- ✓ A copy of the Warranty Deed, including a legal description and owner name for the property.

12. Sign and date below to complete the application.

  
Applicant signature

1-15-2024  
Date

\_\_\_\_\_  
Property owner signature (if different from applicant) Date

**IMPORTANT:** If the City Council votes on a level of assistance, it will be included in a contract agreement between the City and applicant. NO WORK SHALL BEGIN UNTIL THE CONTRACT DOCUMENTS ARE APPROVED BY THE CITY COUNCIL. Any work that begins prior to contract approval shall be ineligible for financial assistance. Only non-residential properties outside of the Square TIF district are eligible to receive financial assistance.

# PROPOSAL

## IDOT Approved Asphalt Plant, Asphalt Material and Equipment



23497 Ridge Road • East Peoria, IL 61611 • PHONE: (309) 698-8404 • FAX: (309) 698-8431

<b>Countryside Banquet</b> Attn: Kristi Cape	PHONE: <span style="float: right;">1/8/2024</span> FAX: EMAIL: <a href="mailto:joe@lahoodconstruction.com">joe@lahoodconstruction.com</a> RE: <b>Countryside Banquet - Washington, IL</b>
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### Main Lot

- Mill edges to accept a 3" asphalt overlay
- Mill 2 large areas of broken asphalt (+/- 6,083 sq. yds.) an extra 2" in depth
- Clean and prime prior to overlay
- Install 2" patch on milled area prior to overlay (681 tons)
- Install a 3" asphalt overlay on +/- 9,437 sq. yds. (1,585 tons)
- Restripe as is ..... **Cost: \$ 345,000.00**


### Small Lot (East of the Building)

- Mill asphalt 4" in depth
- Shape and compact existing base material
- Install 4" of hot mix asphalt (two 2" lifts) on +/- 1,041 sq. yds. .... **Add: \$ 44,000.00**

**We Propose** hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:  
**See Above**

**TERMS:** It is understood that invoices are DUE UPON RECEIPT. Accounts over 30 days past due will be subject to a 1.5% finance charge (an annual rate of 18%) and that costs incurred to collect past due accounts, including court costs, attorney fees will be added to my account.  
**NOTE:** Any additional insurance premium incurred to provide Owners and Contractors protective policy, waivers of subrogation, or other insurance conditions will be added to the above quoted price for the actual expense incurred to provide this additional coverage.

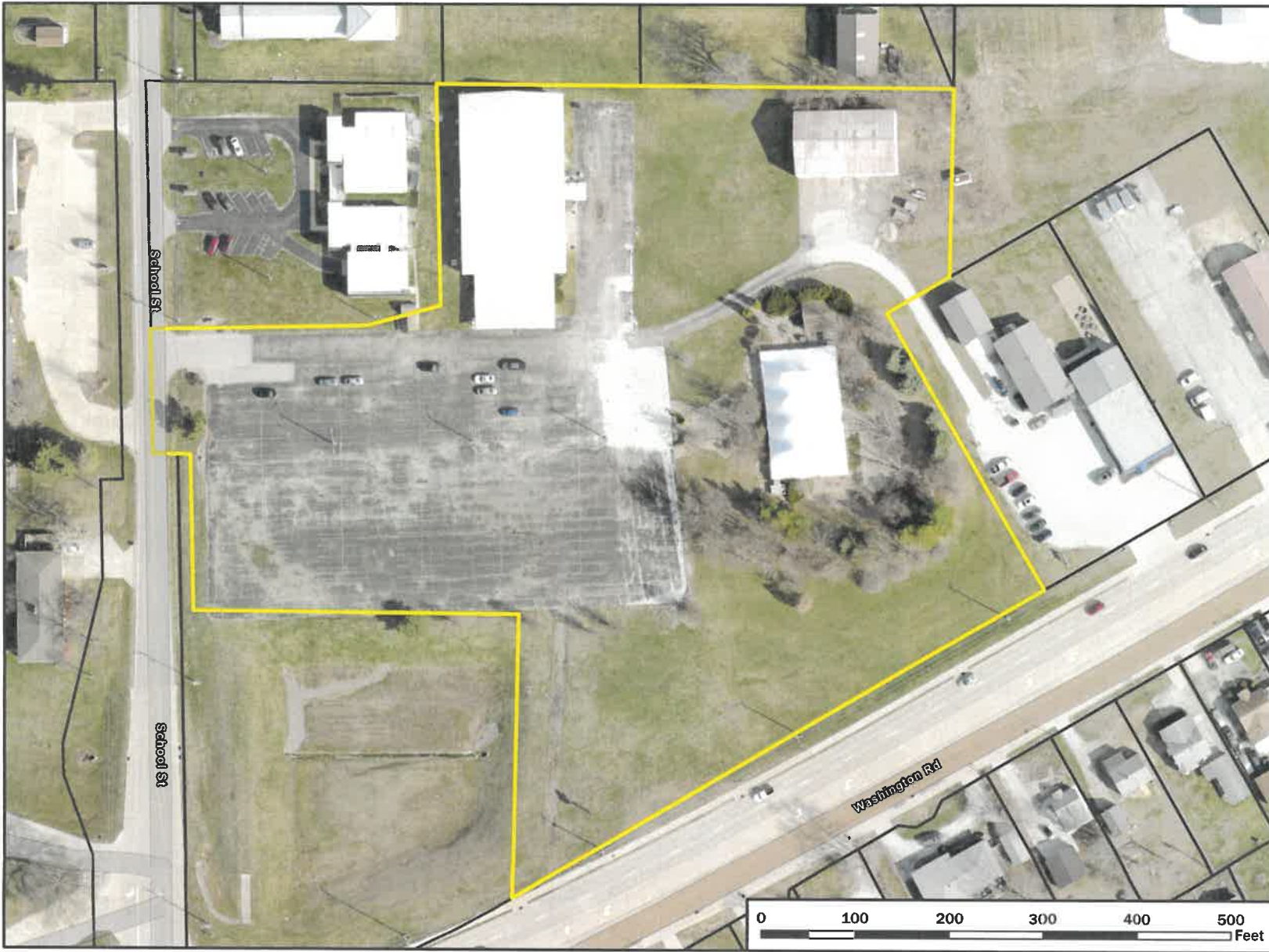
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized  
Signature   
**Brandon Fogler**  
Note: This proposal may be withdrawn by us if not accepted within 30 days.

- Notes: All base material figured to be completed in one mobilization.**
- All paving figured to be completed in one mobilization.**
- Sub grade is not the responsibility of Tazewell County Asphalt.**
- Excavation and final grading not included in bid.**
- Sub grade to be approved prior to Tazewell County Asphalt mobilization.**

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

\_\_\_\_\_  
**Signature of Acceptance**  
\_\_\_\_\_  
**Date of Acceptance**



# Countryside Banquet & Catering Property Map

PIN: 02-02-20-400-014

### Legend

-  Countryside
-  Parcels



Date: 2/8/2024

*This map indicates approximate data locations and may not be 100% accurate. Parcels are provided and maintained by Tazewell County.*



# Untitled Map

Write a description for your map.

## Legend

 Countryside Banquet & Catering

Washington Veterinary Medical Clinic

Countryside Banquet & Catering

Main Lot

Google Earth

100112  
Patch

45  
35  
15

200 ft

