



CITY OF WASHINGTON, ILLINOIS City Council Agenda Communication

Meeting Date: December 2, 2024

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

Agenda Item: Resolution – Protea Place Subdivision Final Plat

Explanation: Attached is a final plat for Protea Place Subdivision. It is bordered by US Business Route 24 (Washington Road) on the north, Lakeshore Drive on the west, and S. Cummings Lane on the east. A rezoning from C-2 (General Retail) to R-2 (Multi-Family Residential) was approved in August 2023 for approximately 5.02 acres on the southern portion of the property. Protea Place, LLC, proposes the subdivision of the entire 11.67-acre property in a manner consistent with the approved rezoning.

The proposed final plat includes five parcels, each of which are owned by Protea Place, LLC. The owner proposes creating Lots 1-5 on the north side of the property abutting Business 24. These lots would range in size from 1.09-1.29 acres and would be intended for future commercial development. Lot 6 would be approximately 4.06 acres and be earmarked for 56 residential units. Lot 7, immediately east of Lot 6, would be about 0.4 acres. There are no immediate plans for development on that lot, though the R-2 zoning permits various residential uses.

The entire property would be accessed by Outlot 1, which would be a private drive, whose ownership and maintenance would be reserved for the developer or an Association comprised of members who are owners of each lot within the subdivision. Outlot 1 would run the length of the property from east to west and would also connect with Business 24 between Lots 3 and 4 for right-in, right-out access. The northern 20' of Lot 6 would remain with the owner of Lot 6, who would grant a permanent access easement to the Association for private roadway purposes for the use of all of the lots within the subdivision. Outlot 2, totaling about 0.42 acres, at the east end would be reserved as one of two detention areas.

Each of the lots meet both the City's subdivision and zoning code regulations with the exception of a request to allow for the private road. The subdivision code grants the Planning and Zoning Commission the ability to "waive the requirement where, due to unique circumstances or topographical limitations, access to a public street must be provided by either a private drive or an ingress/egress easement." Lots 6 and 7 would not have the required minimum 60' of frontage adjacent to a public street without approval of this request. Lakeshore Drive is a private road from a point 250' to the south of its intersection with Business 24. As a result, most of Lot 6 can only have limited frontage adjacent to the publicly-dedicated portion of Lakeshore.

Restrictive covenants will be recorded that outline the ownership and maintenance of Outlot 1. Similar to the recent request to allow private roads within the Cedar Lakes Subdivision, City staff has requested that language be included on the plat and within a future Roadway Easement and Maintenance Agreement to clarify that the City would not have ownership and maintenance responsibility. Staff is supportive of the private road request.

Fiscal Impact: The entire 11.67 acres has an equalized assessed value of about \$3,500 as of the 2023 (Payable 2024) tax year. The property tax generation figures to increase substantially upon its buildout to a conservative estimate of \$500,000, which would benefit each of the applicable taxing authorities. Additional sales tax revenue would result from the 100+ residents that live there. Each unit will be subject to payment of the water and sewer utility connection fee of \$4,732 and the water and sewer subdivision development fee of \$2,210 per unit (which increases by 3.5% or the rate of inflation—

whichever is greater—each year). New water and sewer revenue would also result from the development.

Recommendation Summary: The plat remains consistent with the recommendation for the site in the Comprehensive Plan. It substantially conforms with the approved preliminary plat and meets the subdivision and zoning code regulations. The Planning and Zoning Commission approved the private road request at its meeting on November 1, 2023, and the City Council approved the preliminary plat on November 6, 2023. Because the final plat substantially conforms to the preliminary plat, staff recommends approval of the Protea Place Subdivision final plat subject to the following conditions:

1. Payment of subdivision review fees of \$175;
2. Payment of residential subdivision development fees (water and sewer) of \$123,760;
3. Payment of non-residential water subdivision development fee of \$11,915.23*;
4. Payment of non-residential sewer subdivision development fee of \$19,090.70; and
5. Provision of surety for the public infrastructure improvements in an amount of \$444,762.50 as prescribed by the City Engineer.

* In June 1994, the City obtained a 16.5' wide permanent water easement and a 10' wide temporary water easement along the southern boundary of BR 24. The easement document indicated that the City would "waive one system improvement fee to benefit the real estate owned by Grantor." The document did not provide definitive language on the application of the waiver of the fee. In staff's opinion, it should reflect a waiver of one of the water-related fees, as water was specifically referenced in the agreement. Staff also believes that it should be applied for the lots closes to BR 24 that were subject to the establishment of the easements and the construction. As a result, staff recommends that the non-residential subdivision development fee be waived for Lots 1 and 2, which are the two smallest lots adjacent to BR 24. These two lots are approximately 2.18 acres in size and would ordinarily carry a water non-residential subdivision development fee of \$7,175.47. The subdivision development fee referenced above reflects the reduction of \$7,175.47 per the terms of the City's 1994 easement agreement.

Action Requested: Approval of the resolution for the Protea Place Subdivision final plat at the December 2 City Council meeting.

RESOLUTION NO. _____

**RESOLUTION APPROVING THE
FINAL PLAT FOR
PROTEA PLACE SUBDIVISION**

WHEREAS, the Developer of Protea Place Subdivision has submitted a Final Plat to the City for approval, and

WHEREAS, the City Plat Officer has reviewed the Final Plat and recommends approval of the plat.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, that the Final Plat of Protea Place Subdivision is hereby approved.

Dated this second day of December, 2024.

Ayes: _____

Nays: _____

Mayor

Attest:

City Clerk

CITY OF WASHINGTON, ILLINOIS

FINAL PLAT REVIEW CHECKLIST

NAME OF SUBDIVISION Protea Place
OWNER OF SUBDIVISION Protea Place, LLC
ADDRESS OF OWNER 34 Diamond Point
CITY Morton **State** IL **Zip** 61550
NAME OF PERSON COMPLETING THIS CHECKLIST Jon Oliphant
ADDRESS OF PERSON COMPLETING THIS CHECKLIST City Hall
CITY **State** **Zip**
TELEPHONE NUMBER 444-1135
DATE OF SUBMITTAL OF THIS FINAL PLAT TO THE CITY 11/11/24
DATE OF CITY COUNCIL APPROVAL OF THE PRELIMINARY PLAT 11/6/23

WHAT IS THE ZONING CLASSIFICATION OF THIS SUBDIVISION? R-2 and C-2

DO THE PROPOSED USES AND LOT SIZES PROPOSED IN THIS SUBDIVISION COMPLY WITH THE CITY'S ZONING CODE OR THE COUNTY'S ZONING CODE, AS APPLICABLE? Yes
IF NOT, WHAT ACTIONS ARE BEING MADE TOWARDS COMPLIANCE?

Complete the following checklist. Generally, items on the checklist will be checked under the "YES" or "N/A" (not applicable) column. Those items checked "YES" will be shown on the plat or on supporting documentation (construction plans, restrictive covenants, etc.), included with this submittal. For those items that are checked under the "NO" column, explain why this plat should be approved without those items, in the Letter Requesting Plat Review.

<u>NO.</u>	<u>REQUIREMENT</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
1.	15 copies of Final Plat.	X		
2.	Plat Substantially Conforms to the Approved Preliminary Plat.	X		
3.	Submitted No Later Than 20 Days Before Regular Meeting of the City Council.	X		
4.	Legal Description and Area of Subdivision.	X		
5.	Subdivision Boundary Lines with Bearings and Dimensions to Primary Control Points, with Location and Description of all Monuments to Identify Points.	X		
6.	Easements on and Adjacent to the Site, with Purpose, Location, and Dimensions.	X		
7.	Streets and Roads on and Adjacent to the Site, Including Location, Name, Right-of-Way Width, and Pavement Width.	X		
8.	Lot Lines and Sizes, Lot Areas in Acres, Block and Lot Numbers, and Minimum Building Setback Lines.	X		

<u>NO.</u>	<u>REQUIREMENT</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
9.	Names of Owners of Adjacent Unplatted Land			X
10.	Names of Adjacent Platted Subdivisions.	X		
11.	Flood Hazard Areas and the Purpose for any Non-residential Sites.			X
12.	Owner's Certificate Included on Plat, Signed and Notarized, Evidencing Free and Clear Ownership without Delinquent Taxes, Assessments, or Other Encumbrances	X		
13.	City Clerk's Certificate.	X		
14.	Plat Officer's Certificate.	X		
15.	County Clerk's Certificate.	X		
16.	County Plat Officer's Certificate, if required.			X
17.	IDOT District Engineer's Certificate, if required.	X		
18.	Township Road Commissioner's Certificate, if required.			X
19.	County Highway Superintendent's Certificate, if required.			X
20.	Registered Land Surveyor's Certificate.	X		
21.	Drainage Acknowledgement Certificate Included on Plat or on Construction Plans.	X		
22.	IDNR Endangered Species Consultation Process Completed with Satisfactory Clearance.	X		
23.	Construction Plans and Specifications, Estimate of Expenditure, and Drainage Plans Approved by City Engineer.	X		
24.	Scale Not Smaller than 200 Feet Per Inch.	X		
25.	Title, North Arrow, and Date.	X		
26.	Surety Provided that Public Improvements will be Completed Satisfactorily.		X	
27.	Bill of Sale Conveying Public Utilities	X		
28.	Subdivision Fees and Development Fees Paid		X	

FINAL PLAT FEES CALCULATION WORKSHEET

Subdivision Review Fee. For city review of final plats and construction plans and specifications the fee schedule is as follows:

Lots 1-10:	7	X \$25.00 =	\$175.00
Lots 11-20:		X \$20.00 =	
Lots 21-40:		X \$17.50 =	
Lots 41 & Up:		X \$12.50 =	
Total Review Fee:			\$175.00

Subdivision Development Fee. For extensions, improvements, or upgrades to the municipal water and sanitary sewer systems needed to support future growth and development the fee schedule is as follows:

Residential Development:

Total number of individual dwelling units in subdivision:	56	X \$2,210.00 =	\$123,760
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Non-Residential Development:

Water: Total lot area in subdivision (in acres):	3.62	X \$3,291.50 =	\$11,915.23
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Sewer: Total lot area in subdivision (in acres):	5.8	X \$3,291.50 =	\$19,090.70
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Other Fee(s). Roadway improvement fees or other assessments as agreed upon by Annexation Agreement, Development Agreement, etc.

NOTE: All applicable fees must be paid prior to final plat signing and recording.

FOR CITY OF WASHINGTON USE ONLY

Reviewer: Jon Oliphant, Dennis Carr

Date of Plat Submittal: 11/11/24

Date of Review: 11/12/24

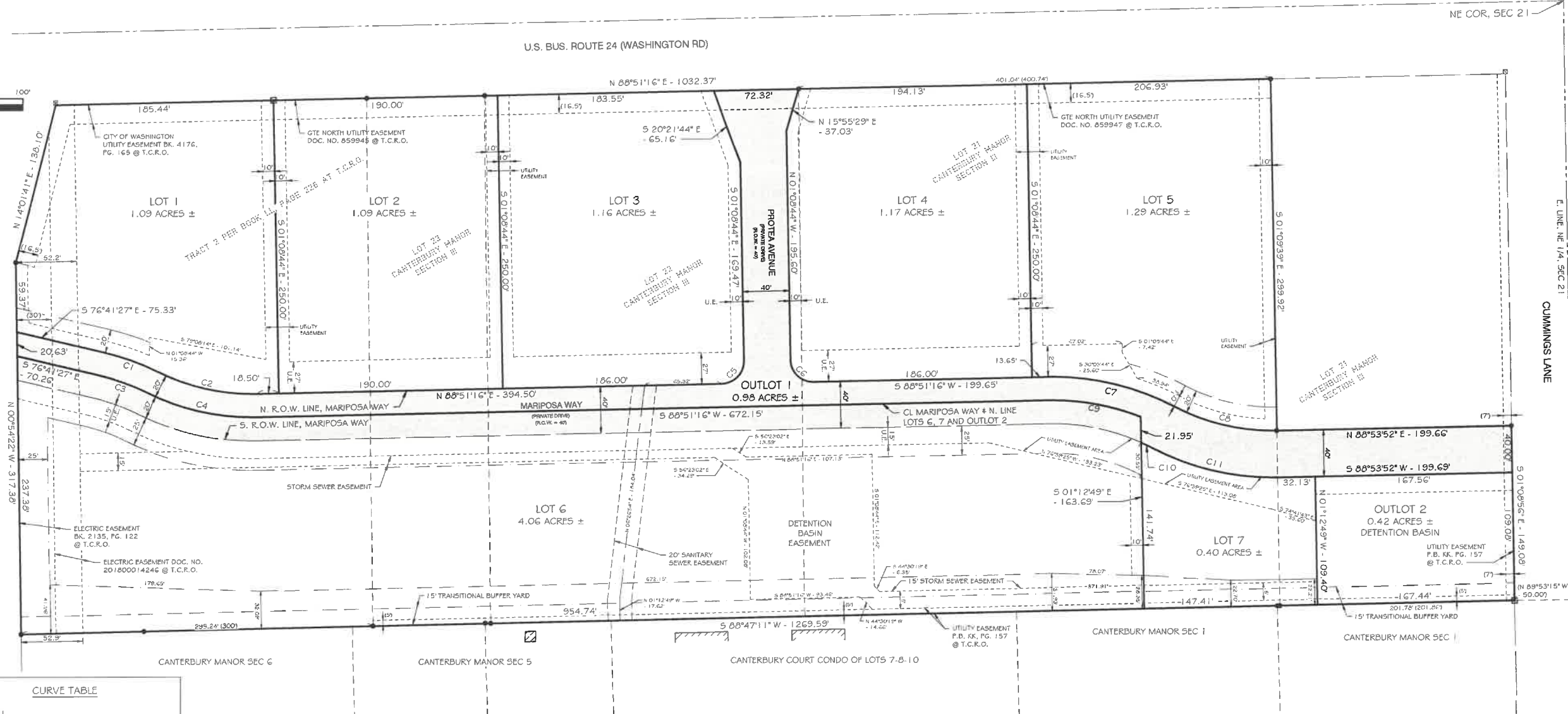
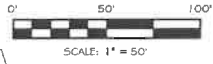
Date to Go Before City Council: 12/2/24

Comments to City Council: Recommend approval

Action of City Council:

FINAL PLAT OF "PROTEA PLACE"

A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP-26-NORTH, RANGE-3-WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS.



CURVE TABLE

CURVE #1 A.L. = 50.47' RAD. = 220.00' C.B. = S 70°07'09" E C.L. = 50.36'	CURVE #7 A.L. = 111.08' RAD. = 220.00' C.B. = S 76°40'49" E C.L. = 109.91'
CURVE #2 A.L. = 86.70' RAD. = 180.00' C.B. = S 77°20'47" E C.L. = 85.87'	CURVE #8 A.L. = 90.75' RAD. = 180.00' C.B. = S 76°39'31" E C.L. = 89.79'
CURVE #3 A.L. = 45.88' RAD. = 200.00' C.B. = S 70°07'09" E C.L. = 45.78'	CURVE #9 A.L. = 80.11' RAD. = 199.95' C.B. = S 79°40'08" E C.L. = 79.58'
CURVE #4 A.L. = 96.34' RAD. = 200.00' C.B. = S 77°20'47" E C.L. = 95.41'	CURVE #10 A.L. = 10.20' RAD. = 180.00' C.B. = S 63°50'17" E C.L. = 10.20'
CURVE #5 A.L. = 29.85' RAD. = 19.00' C.B. = N 43°51'16" E C.L. = 26.87'	CURVE #11 A.L. = 110.92' RAD. = 220.00' C.B. = S 76°39'31" E C.L. = 109.75'
CURVE #6 A.L. = 29.85' RAD. = 19.00' C.B. = S 46°08'44" E C.L. = 26.87'	

LEGEND

	DEED LINE
	BUILDING SETBACK LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	MEASURED BEARING
	MEASURED DISTANCE
	RECORD DISTANCE
	SET IRON ROD IN CONCRETE
	FOUND IRON ROD / PIPE / MONUMENT
	TAZEWELL COUNTY RECORDERS OFFICE
	RIGHT-OF-WAY
	UTILITY EASEMENT
	PRIVATE ROAD RIGHT-OF-WAY

NOTES:

- IT IS NOT WARRANTED THAT THIS FINAL PLAT OF "PROTEA PLACE" 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.
- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) PER FLOOD MAP 17179C0055E WITH AN EFFECTIVE DATE OF 2/17/2017.
- BEARINGS ARE BASED ON STATE PLANE COORDINATES, WEST ZONE, NAD 1983, 2007 ADJUSTMENT.
- 1/2" Ø x 24" IRON RODS SET AT ALL CORNERS AND DEFLECTIONS. (SEE NOTE BELOW)
- DUE TO SITE GRADING AND UTILITY INSTALLATION, IT WAS IMPRACTICAL TO SET LOT CORNERS BY THE DATE THIS SUBDIVISION PLAT WAS RECORDED. IN COMPLIANCE WITH THE "ILLINOIS MINIMUM STANDARDS OF PRACTICE", LOT CORNERS WILL BE SET WITHIN 12 MONTHS AFTER THE RECORDING OF THIS PLAT.
- TOTAL AREA OF "PROTEA PLACE": 11.67 ACRES ±
- PROTEA PLACE SUBDIVISION INCLUDES P.I.N.'S 02-02-21-205-004, 02-02-21-205-006, 02-02-21-205-009, 02-02-21-205-010 AND 02-02-21-205-058.

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

WE, MOHR AND KERR ENGINEERING AND LAND SURVEYING P.C., DO HEREBY STATE THAT WE HAVE PREPARED A FINAL PLAT OF "PROTEA PLACE", BEING A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP-26-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" = 50'. (1 INCH = 50 FEET)

DATED THIS _____ DAY OF NOVEMBER, 2024.

MOHR AND KERR ENGINEERING AND LAND SURVEYING P.C.

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

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



LICENSE EXPIRES NOVEMBER 30, 2026

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

SURVEYED	WLC
DRAWN	CDJ
CHECKED	CEJ
SCALE	1" = 50'
DATE	10-30-2024

CLIENT: **PROTEA PLACE, LLC**

TITLE: **FINAL PLAT OF "PROTEA PLACE"**
A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP-26-NORTH, RANGE-3-WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS.

PROJECT NO. 22-431
SHEET 1 OF 2
DRAWING NO. 1