



CITY OF WASHINGTON, ILLINOIS

City Council Agenda Communication

Meeting Date: December 15, 2025

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

Agenda Item: Resolution – Mallard Crossing Subdivision Section Five Preliminary Plat

Explanation: Attached is a preliminary plat and checklist for Mallard Crossing Section Five. Fields Crossing Cottingham, LLC, proposes the subdivision of 9.03 acres into 30 single-family residential lots that would connect with Mallard Crossing Sections Three and Four. The site is located east of and would connect with Labrador Way and Wigeon Place. The site is zoned R-1 (Single- and Two-Family Residential).

The preliminary plat is a revision of a plat submitted in January 2004 and later revised in July 2014. The revised preliminary plat still consists entirely of single-family residential lots but the plat has been reconfigured to reduce the number of lots from 31 to 30. The reduction in the lots requires the submittal of a new preliminary plat, as it does not substantially conform to the previously approved plat. All drainage has been planned to go to the existing detention basins to the southwest off Mallard Way and east on Pintail Lane.

Also attached is a conceptual view using a GIS program called ArcGIS Urban that reflects the planned street layout and an ordinary house shape depicted on each of the 30 lots. Staff has attempted to provide metrics on its impact in categories such as population, disposable income generation, and conservative calculations for the annual City sales tax revenue and property tax revenue for each of the overlapping tax districts.

Fiscal Impact: The 9.03 acres has an equalized assessed value of about \$5,400 as of the 2024 (Payable 2025) tax year. The property tax generation figures to increase substantially upon its buildout to an estimate of \$262,000, which would benefit each of the applicable taxing authorities. Additional sales tax revenue would result from the estimated 90 +/- residents that would 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 \$2,285 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.

Action Requested: Staff recommends approval of the resolution for the Mallard Crossing Subdivision Section 5 preliminary plat at the December 15 City Council meeting. The Planning and Zoning Commission unanimously recommended approval of the preliminary plat at its meeting on December 3. The developer hopes to begin with infrastructure construction in the spring of 2026.

RESOLUTION NO. _____

**RESOLUTION APPROVING THE
PRELIMINARY PLAT FOR
MALLARD CROSSING SUBDIVISION SECTION 5**

WHEREAS, the Developer of Mallard Crossing Subdivision Section 5 has submitted a Preliminary Plat to the City for approval, and

WHEREAS, the City Plat Officer has reviewed the Preliminary Plat and recommends approval of the plat, and the Planning and Zoning Commission has reviewed said Preliminary Plat and also recommends approval.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, that the Preliminary Plat of Mallard Crossing Subdivision Section 5 is hereby approved.

Dated this _____ day of December, 2025.

Ayes: _____

Nays: _____

Mayor

Attest:

City Clerk

CITY OF WASHINGTON, ILLINOIS

PRELIMINARY PLAT REVIEW CHECKLIST

NAME OF SUBDIVISION Mallard Crossing Section Five
OWNER OF SUBDIVISION Fields Crossing Cottingham, LLC
ADDRESS OF OWNER 725 Labrador Way
 CITY Washington **State** IL **Zip** 61571
NAME OF PERSON COMPLETING THIS CHECKLIST Jon Oliphant
ADDRESS OF PERSON COMPLETING THIS CHECKLIST City Hall
 CITY **State** **Zip**
TELEPHONE NUMBER
DATE OF SUBMITTAL OF THIS PRELIMINARY PLAT TO THE CITY 11/3/25

WHAT IS THE ZONING CLASSIFICATION OF THIS SUBDIVISION? R-1

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 of Request for Preliminary Plat Review.

<u>NO.</u>	<u>REQUIREMENT</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
1.	Application for Subdivision with Owner and Developer Identified.	X		
2.	15 copies of Preliminary Plat.	X		
3.	Submitted No Later Than the 15 th Day of the Month Prior to Planning and Zoning Commission Meeting.	X		
4.	Legal Description and Area of Subdivision.	X		
5.	Zoning on and Adjacent to the Site, Including Identification of Non-Residential Land Uses.	X		
6.	Names of Owners and Property Tax Identification Numbers of Adjacent Unplatted Land	X		
7.	Names of Adjacent Platted Subdivisions.	X		
8.	Topography on and Adjacent to the Site with 2' Contours Based Upon State Plane Coordinates.	X		
9.	100-Year Flood Plain, Flood Hazard Areas, Water Courses and Wooded Areas.	X		

<u>NO.</u>	<u>REQUIREMENT</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
10.	Lot lines and Sizes, Block and Lot Numbers and Minimum Building Setback Lines.	X		
11.	Easements on and Adjacent to the Site, with Purpose, Location and Dimensions.	X		
12.	Streets and Roads on and Adjacent to the Site, Including Location, Name, and Right-of-Way Width.	X		
13.	Utilities on and Adjacent to the Site, Including Location and Size of Water, Storm and Sanitary Sewers, and Location of Gas, Electric, Telephone and Street Lights.	X		
14.	Existing and Proposed Locations of Storm Water Controls.	X		
15.	Registered Land Surveyor's Certificate.	X		
16.	Plat Officer's Certificate.	X		
17.	City Clerk's Certificate.	X		
18.	Scale not Smaller than 100' Per Inch.	X		
19.	Title, North Arrow, and Date.	X		
20.	Restrictive Covenants, if any.		X	
21.	Certificate of Registration on File with City Clerk.	X		

FOR CITY OF WASHINGTON USE ONLY

Reviewer: Jon R. Oliphant

Date of Plat Submittal: November 3, 2025

Date of Review: November 11, 2025

Date to Go Before Planning and Zoning Commission: December 3, 2025

Comments to Planning and Zoning Commission: Staff Recommends Approval

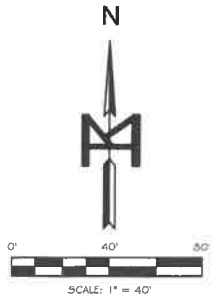
Recommendation of Planning and Zoning Commission: Approval

PRELIMINARY PLAT OF MALLARD CROSSING SECTION 5

A PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP-26-NORTH, RANGE-3-WEST, OF THE 3RD PRINCIPAL MERIDIAN, CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS.

LEGEND

	DEED LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
	EXISTING RIGHT OF WAY LINE
	BUILDING SETBACK LINE (B.S.L.)
	EXIST. SANITARY SEWER SERVICE
	EXIST. WATER MAIN SERVICE
	EXIST. STORM SEWER
	EXIST. CONTOUR LINE
	EXIST. SURVEY MONUMENT / R.O.W. MARKER
	EXIST. GAS VALVE
	EXIST. COMMUNICATION PEDESTAL
	EXIST. WATER VALVE
	EXIST. FIRE HYDRANT
	EXIST. STORM INLET
	EXIST. ELECTRICAL BOX
	EXIST. TREE
	EXISTING
	BUILDING SETBACK LINE



NOTES:

- 1) THE PROPOSED MALLARD CROSSING SECTION 5 AND SURROUNDING MALLARD CROSSING SECTIONS ARE ZONED R-1. PARCELS TO THE NORTH OF THIS SUBDIVISION ARE ZONED AG-1.
- 2) PARCEL BEING SUBDIVIDED IS P.I.N. 02-02-15-100-035.
- 3) ALL ROADWAY CENTERLINE RADII ARE 100 FEET. PAVEMENT "KNUCKLES" AT THE INTERSECTIONS OF GOLDENEYE / WIDGEON PLACE AND TEAL LANE HAVE A 50' RADIUS.
- 4) MALLARD CROSSING SUBDIVISION, SECTION 5 IS COMPRISED OF 30 SINGLE-FAMILY LOTS, NUMBERED 160 TO 189.
- 5) TOTAL AREA OF MALLARD CROSSING SUBDIVISION, SECTION 5 = 9.027 ACRES.
- 6) TYPICAL ROAD SECTION TO BE CITY OF WASHINGTON TYPICAL RESIDENTIAL STREET (MINOR) SECTION WITH 34' WIDE (FACE OF CURB TO FACE OF CURB) PAVEMENT.
- 7) 20' EASEMENTS ARE PROPOSED FOR THE PROPOSED STORM SEWER AND EXISTING SANITARY SEWER MAINS SURROUNDING LOT 169.
- 8) STORM WATER DETENTION IS PROVIDED IN THE EXISTING FACILITY AT 733 PINTAIL LANE (LOT 76A) CONSTRUCTED AS PART OF THE MALLARD CROSSING, SECTION 2 IMPROVEMENTS.

PLAT OFFICER'S AND PLANNING AND ZONING COMMISSION'S CERTIFICATE

THIS PRELIMINARY PLAT OF MALLARD CROSSING SUBDIVISION, SECTION FIVE, ON THE _____ DAY OF _____, 2025, RECEIVED THE RECOMMENDATION OF THE CITY OF WASHINGTON PLAT OFFICER AND PLANNING AND ZONING COMMISSION. THIS RECOMMENDATION IS SUBJECT TO ACCEPTANCE OR REJECTION BY CITY COUNCIL WITHIN THIRTY (30) DAYS AFTER ITS FIRST REGULAR SCHEDULED MEETING.

PLAT OFFICER _____ CHAIRMAN, PLANNING AND ZONING COMMISSION

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL)
I, VALERIE L. BROAD, CLERK OF THE CITY OF WASHINGTON, ILLINOIS, DO HEREBY CERTIFY THAT BY RESOLUTION NO. _____, ADOPTED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 2025, THE PRELIMINARY PLAT OF MALLARD CROSSING SUBDIVISION, SECTION FIVE WAS APPROVED AND THE STREETS SHOWN THEREON WERE ACCEPTED.

CITY CLERK _____

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL)
I, CALEB E. JOHNSON, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ABOVE PRELIMINARY SUBDIVISION PLAT AND THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS DRAWN TO A SCALE OF 1 INCH = 40 FEET. I FURTHER CERTIFY THAT THE ABOVE TRACT OF LAND IS LOCATED WITHIN AN INCORPORATED CITY, TOWN OR VILLAGE OR WITHIN 1 1/2 MILES OF THE CORPORATE LIMITS OF AN INCORPORATED CITY, TOWN OR VILLAGE WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS NOW OR HEREAFTER AMENDED, AND NOT INCLUDED IN ANY MUNICIPALITY.

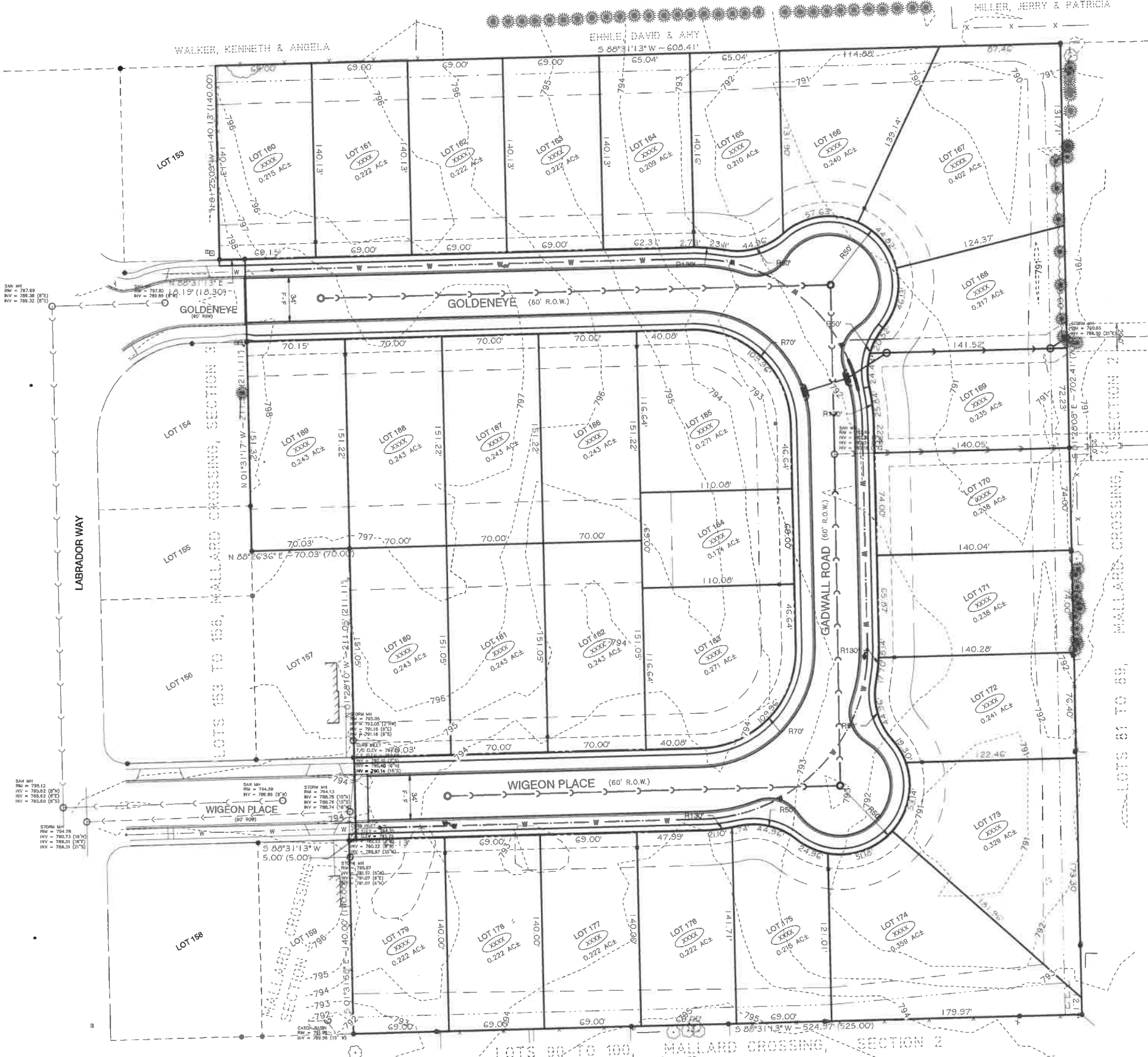
DATED AT WASHINGTON, ILLINOIS THIS _____ DAY OF _____, 2025.

MOHR AND KERR ENGINEERING AND LAND SURVEYING P.C.

CALEB E. JOHNSON
ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR #035-3684



LICENSE EXPIRES NOVEMBER 30, 2026



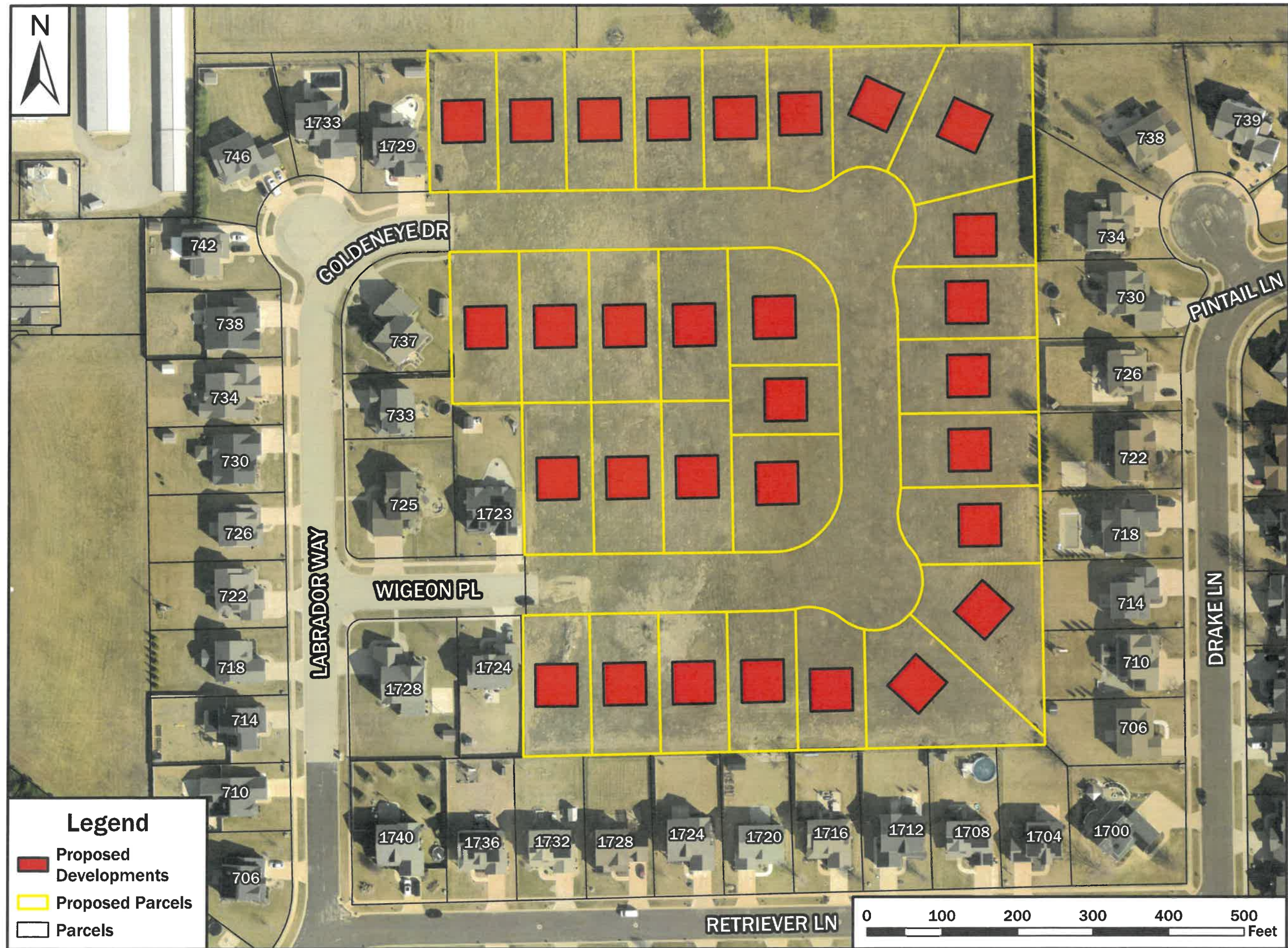
MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
5901 N. Prospect Road, Suite 6B
Peoria, Illinois 61614
www.mohrandkerr.com
Office: (309) 692-8500
Fax: (309) 692-8501
Professional Design Firm #184.005091

REV.	DATE	NATURE OF REVISION	CHECKED
1	2-09-25	CORRECTED STREET NAMES	CDJ
2			
3			
4			
5			
6			
7			
8			
9			
10			

CLIENT: **FIELD CROSSING COTTINGHAM, L.L.C.**
725 LABRADOR WAY
WASHINGTON, ILLINOIS 61571

TITLE: **PRELIMINARY PLAT "MALLARD CROSSING SECTION FIVE"**
A PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 26 NORTH, RANGE 3 WEST OF THE 3rd PRINCIPAL MERIDIAN, CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS

PROJECT NO. 25-410
SHEET 1 OF 1
DRAWING NO. 1



Legend

- Proposed Developments
- Proposed Parcels
- Parcels

Mallard Crossing 5 Potential Development

30 Proposed Lots
1800 Sq. Ft
Development on each lot

Population: ~90
Households: 30
Disposable Income: \$787,500
City Share of Sales Tax Generation: \$14,175

Property Tax Generation: \$262,080

District 51 Share: \$97,493.76

High School Share: \$87,272.64

City Share: \$15,986.88

Tazewell County Share: \$15,462.72

ICC Share: \$13,890.24

Park District Share: \$12,317.76

RD & BR Share: \$9,172.8

Library Share: \$6,552

Township Share: \$3,931.2

City of Washington
Est. 1825

Date: 11/24/2025

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