

**STAFF REPORT**  
**Decatur City Plan Commission**

**COMMON NAME:** Iroquois Sixth Addition

**GENERAL INFORMATION**

**Hearing Date** November 4, 2021  
**Case No.** 21-16  
**Property Location** West Grove Road to the South, South US Route 51 to the West, West Rotary Way to the North and Red Tail Run Golf Course to the East  
**Requested Action** Major Final Plat  
**Property Owner** Public Safety Properties Foundation  
**Representative** Dana Mann, Mann Engineering & Surveying, LLC

**LAND USE AND ZONING**

<i>Direction</i>	<i>Existing Land Use</i>	<i>Zoning</i>	<i>Comprehensive Plan</i>
Subject Property	Public Safety Training; Vacant	SPD	Residential – Low Density
North	Parks and Open Space	R-5, R-6, County	Open Space
South	Parks and Open Space	B-2	Open Space
East	Parks and Open Space	R-3	Open Space
West	Agriculture	County	Residential – Low Density

**BACKGROUND**

1. The subject site is approximately 28.61 acres and is currently undeveloped. It is zoned SPD – Special Planned Development District.
2. On June 4, 2020 the Plan Commission voted 9-0 to recommend approval of the rezoning to SPD. It was approved by City Council on June 15, 2020 with a vote of 6-0.

**PROJECT DESCRIPTION**

1. The 28.61 acre-site is proposed to be subdivided into ten (10) lots. When fully developed all access will be from West Rotary Way and West Grove Road. This subdivision will have lots that will require internal easements and accesses. All of the required infrastructure have been bonded for at this time.

**STAFF ANALYSIS**

1. The Final Plat is consistent with the requirements of the SPD – Special Planned Development District and Subdivision Ordinance in terms of Final Plats.
2. The Final Plat has been reviewed by the City’s Technical Review Committee; Planning and Engineering have approved the Final Plat.

**STAFF RECOMMENDATION**

1. Staff recommends approval of the Final Plat.

**PLAN COMMISSION ACTION**

1. Section 5-7 of the Subdivision Ordinance (Ordinance 80-56) states that after the Final Plat has been submitted to the Department of Economic and Community Development, said Plat may be considered by the Plan Commission at a public hearing. The Plan Commission may recommend to the City Council that such Major Final Plat be approved or disapproved, or make other recommendations, if any, as may be appropriate.

The above report constitutes the testimony and recommendation of the Planning and Development Division, Economic and Community Development Department, City of Decatur.

Joselyn Stewart  
Planner


**ATTACHMENTS**

1. Location and Zoning Map
2. Major Final Plat

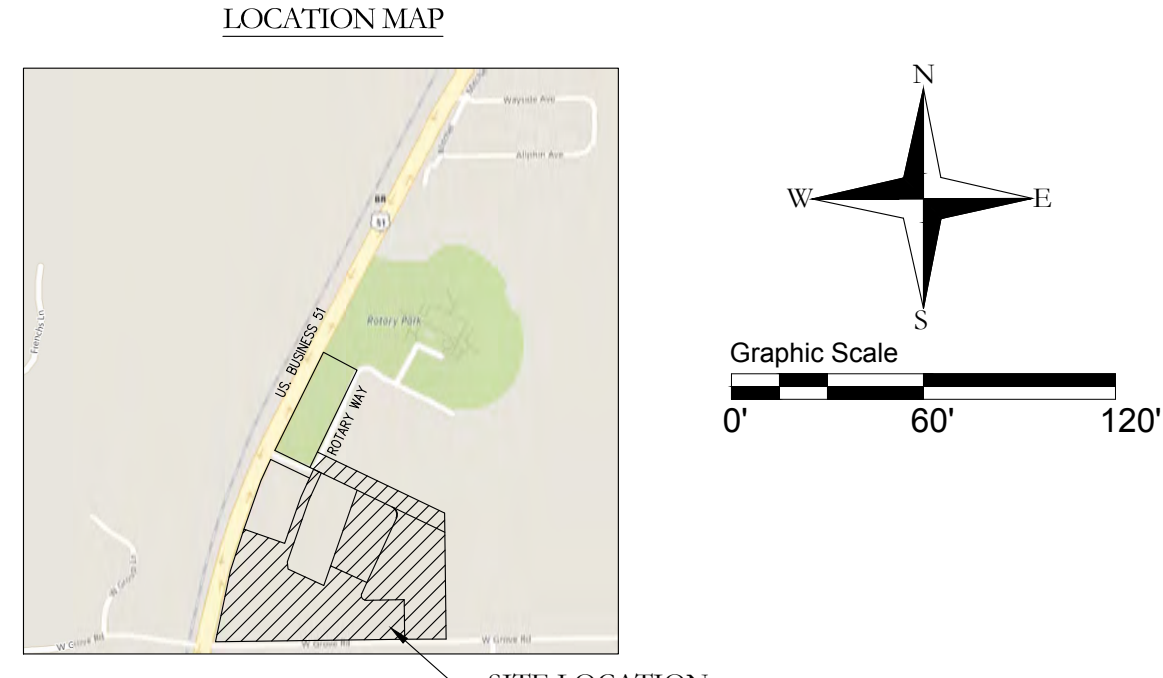
# City of Decatur Plan Commission Iroquois 6th Addition



<u>Case No:</u>	21-16
<u>Date:</u>	November 4, 2021
<u>Property Owner:</u>	Public Safety Properties Foundation
<u>Requested Action:</u>	Consideration of a Major Final Plat of Subdivision



1 inch = 600 feet



# IROQUOIS SIXTH ADDITION

A RESUBDIVISION OF LOTS 1 THROUGH 5 OF IROQUOIS FIFTH ADDITION AS PER PLAT RECORDED IN BOOK 5000 ON PAGE 376 OF THE RECORDS IN THE RECORDER'S OFFICE IN MACON COUNTY, ILLINOIS

OWNER / SUBDIVIDER:  
PUBLIC SAFETY PROPERTIES FOUNDATION

ASSESSOR'S PLAT OF SUBDIVISION OF THE W. 1/2, SW. 1/4, SEC. 27, T.16N., R.2E.

**LEGEND**

- IRON PIN SET (5/8"x30")
- IRON PIN FOUND (5/8" & 1/2")
- CONCRETE MONUMENT FOUND
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- SURVEY LINE
- LOT LINE
- PARKING SETBACK

**CITY OF DECATUR**

PLAN COMMISSION CHAIRMAN	DATE
PLAN COMMISSION SECRETARY	DATE
MAYOR	DATE
CITY CLERK	DATE

**DRAINAGE STATEMENT**

WE, THE UNDERSIGNED, RESPECTIVELY A REGISTERED PROFESSIONAL ENGINEER AND THE OWNER OR OWNERS OF THE LAND SUBDIVIDED HEREBY OR THE DULY AUTHORIZED ATTORNEY OF SUCH OWNER OR OWNERS, STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE IS CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER OR SUBDIVIDERS HAVE A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

FOUNDATION MANAGER	DATED
DANA W. MANN, PROFESSIONAL ENGINEER No. 57164	DATED

**GENERAL NOTES**

1. ALL LOT CORNERS ARE MARKED WITH IRON PINS UNLESS OTHERWISE NOTED.
2. ALL EASEMENTS ARE FOR DRAINAGE AND PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
3. NO PART OF THIS PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
4. FIELD WORK COMPLETED OCTOBER 2021.
5. BUILDING SETBACKS ARE PER SPD ZONING PLAN COMMISSION CASE No: 20-08, ORDINANCE No: 2020-05.
6. THE SUBJECT PARCEL APPEARS ON F.E.M.A.'S "FLOOD INSURANCE RATE MAP" FOR MACON COUNTY AND INCORPORATED AREAS, MAP NUMBER 1715C0315D WITH AN EFFECTIVE DATE OF JUNE 16, 2011. THE SUBJECT PARCEL IS LOCATED IN "ZONE X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
7. BEARINGS SHOWN ARE ASSUMED.
8. CROSS HATCHED AREA REPRESENTS AN EASEMENT FOR DRAINAGE, STORM WATER DETENTION AND PUBLIC UTILITIES.
9. AMEREN UNDERGROUND ELECTRIC EASEMENT AS RECORDED IN BOOK 4594 ON PAGE 998.
10. CROSS HATCHED AREA INDICATES EXISTING PARKING AND INGRESS/EGRESS EASEMENT AS PER IROQUOIS 4th ADDITION.
11. AMEREN PIPELINE EASEMENT AS RECORDED IN BOOK 4845 ON PAGE 963.
12. PRIVATE ACCESS INGRESS/EGRESS SHALL BE BUILT ACCORDING TO APPROVED SITE PLANS AND SHALL BE MAINTAINED TO ENSURE PROPER EMERGENCY VEHICLE ACCESS AS APPROVED BY THE PUBLIC WORKS DEPARTMENT.

I, DANA W. MANN, ILLINOIS PROFESSIONAL LAND SURVEYOR No. 5698, DECLARE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THIS IS A CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AT THE REQUEST OF AND THE EXCLUSIVE BENEFIT OF THE OWNERS OR THEIR REPRESENTATIVES ON SEPTEMBER 21, 2021.

DANA W. MANN, JPLS No. 5698  
LICENSE EXP. DATE 11/30/2022

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



NO.	BY	DATE	REVISION

**MANN ENGINEERING & SURVEYING, LLC**  
P.O. BOX 321  
FORSYTH, IL 62535  
TEL: 217-433-4537  
EMAIL: MANNENGR@YAHOO.COM  
ILLINOIS DESIGN FIRM No. 184-007065

**OWNER: PUBLIC SAFETY PROPERTIES FOUNDATION**

**FINAL PLAT**  
IROQUOIS SIXTH ADDITION  
DECATUR, ILLINOIS

