

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

301 Walnut St. · Washington, IL 61571

Ph. 309-444-1135 · Fax 309-444-9779

<http://www.washington-illinois.org>

joliphant@ci.washington.il.us

MEMORANDUM

TO: Chairman Burdette and Planning and Zoning Commission
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: Preliminary Plat – Organic Acres
DATE: October 24, 2017

Background: Attached is a preliminary plat and checklist for Organic Acres. Sharon Graf proposes the subdivision of about 5.469 acres into two single-family lots. The site is located on Centennial Drive and also abuts LaHood Lane. It is located outside of our city limits but within our 1.5 mile extraterritorial planning jurisdiction. The site is zoned County R-1 and meets the County's Zoning Code regulations.

Findings: Each of the lots meets the requirements stated within our Subdivision Code. While Lot 2 would not have the required 60 feet of frontage adjacent to a public street, it will not be made any narrower than what currently exists. There are no proposed new streets within the subdivision and it would not be annexed into the city. The new lot (Lot 1) would be 2.5 acres in size and have access from LaHood Lane while the existing house on Lot 2 would continue to be accessed from Centennial. This area would continue to be serviced by well and septic. This area consists of lower-density, larger-lot residential development. Though this is a minor subdivision, it does not qualify for any of the eight exceptions that the Plat Officer can administratively approve as indicated in the Subdivision Code and the Plat Act.

The proposal is consistent with the recommendation for the site in the Comprehensive Plan. Given the above findings, staff supports approval of the preliminary plat for Organic Acres.

This item is scheduled for review and action by the Planning and Zoning Commission at the meeting on November 1. A recommendation on the preliminary plat will be given to the City Council. It is anticipated that a final plat will be scheduled for approval concurrently with the preliminary plat, pending the recommendation of the Planning and Zoning Commission.

Attachments

cc: Gary Zumwalt

BEING A RESUBDIVISION OF LOT 74, AS RECORDED IN PLAT BOOK "A", PAGE 113 IN TAZEWELL COUNTY RECORDER'S OFFICE,
BEING A PART OF SECTION 17, T26N, R24W OF THE 3RD PM, TAZEWELL COUNTY, ILLINOIS

[illegible]

STATE OF ILLINOIS)
COUNTY OF DECATUR)

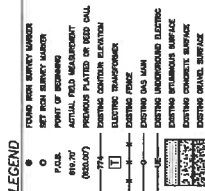
THIS PRELIMINARY PLAN OF "DYNAMIC ACTRESS", ON THE _____ DAY OF _____, 2017, RECEIVED THE RECOMMENDATION OF THE CITY OF WASHINGTON PLAT OFFICER AND PLANNING COMMISSION. THIS RECOMMENDATION IS SUBJECT TO ACCEPTANCE OR REJECTION BY CITY COUNCIL.

Resident Officer

CHAPTER PLANNING COMMISSION

STATE OF ILLINOIS }
COUNTY OF TAZEWELL }

WHEELER COUNTY PLAT APPROVING OFFICER

STATE OF ILLINOIS
COUNTY OF COOK[illegible]**JOHN H. HAMILT & ASSOCIATES, INC.**

Dan C. Zennaro

ZUMWALT & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS • REGISTERED LAND SURVEYORS
1040 W. OLYMPIA DRIVE
SEASIDE, CA 92081 • (714) 443-6822

PRELIMINARY PLAT

FOR

ORGANIC ACIDS

$$1/1$$

CITY OF WASHINGTON, ILLINOIS

PRELIMINARY PLAT REVIEW CHECKLIST

NAME OF SUBDIVISION Organic Acres
OWNER OF SUBDIVISION Sharon Graf
ADDRESS OF OWNER 2529 Centennial Drive
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 444-1135
DATE OF SUBMITTAL OF THIS PRELIMINARY PLAT TO THE CITY 10/11/17

WHAT IS THE ZONING CLASSIFICATION OF THIS SUBDIVISION? County 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 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 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 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 Oliphant

Date of Plat Submittal: 10/11/17

Date of Review: 10/23/17

Date to Go Before Planning and Zoning Commission: 11/1/17

Comments to Planning and Zoning Commission: See the attached memo

Recommendation of Planning and Zoning Commission: