

# CITY OF WASHINGTON

## PLANNING & DEVELOPMENT DEPARTMENT

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### MEMORANDUM

TO: Mayor Manier and City Council  
FROM: Jon R. Oliphant, AICP, Planning & Development Director  
SUBJECT: Resolution – Preliminary Plat, Organic Acres  
DATE: November 2, 2017

**Summary:** 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. Staff supports approval of the preliminary plat for Organic Acres.

**Background:** The site 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. 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 Planning and Zoning Commission unanimously recommended approval of the preliminary plat at its meeting on November 1. Approval of a resolution for the preliminary plat is scheduled for the November 6 City Council meeting. The final plat is scheduled for approval on the agenda following the preliminary plat.

Attachments

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION APPROVING THE  
PRELIMINARY PLAT FOR  
ORGANIC ACRES**

**WHEREAS,** the Developer of Organic Acres Subdivision 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 recommended approval of the subdivision concept plan.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, TAZEVELL COUNTY, ILLINOIS,** that the Preliminary Plat of Summit Estates Section 2 is hereby approved.

Dated this sixth day of November, 2017.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

BEING A RESUBDIVISION OF LOT "H" AS RECORDED IN PLAT BOOK "C", PAGE 113 IN TAZEWELL COUNTY RECORDER'S OFFICE,  
BEING A PART OF SECTION 17, T26N, R3W OF THE 3RD PM, TAZEWELL COUNTY, ILLINOIS

[illegible]

THIS PRELIMINARY PLAN OF "ORGANIC ACRES", 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 WITHIN THIRTY (30) DAYS AFTER ITS FIRST REGULAR SCHEDULED MEETING.

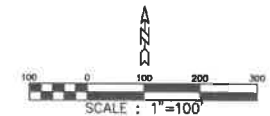
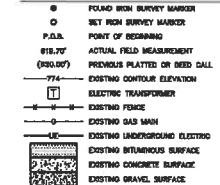
CHAIRMAN, PLANNING COMMISSION

I, TAZEWELL COUNTY PLAT OFFICER, DO HEREBY APPROVE THE  
ACCOMPANYING PRELIMINARY PLAT IN ACCORDANCE WITH PROVISIONS OF TAZEWELL COUNTY, ILLINOIS.  
DATED THIS                      DAY OF                      , A.D. 2017.

I, GARY K. ZIMMERTY, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ABOVE PRELIMINARY PLAT OF "ORIGINAL ACRES" SUBDIVISION AND THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE RESULTS OF MY EXAMINATION TO SCALE OF 1 INCH = 100 FEET FURTHER CERTIFY THAT THE ABOVE TRACT OF LAND IS LOCATED WITHIN ONE AND A HALF MILES OF THE CORPORATE LIMITS OF THE CITY OF URBANA, WHICH HAS ADOPTED A CITY PLAN AND IS CONCERNING THE SPECIAL, FORFEITED, OR UNPAID TAXES ON CHAINED OR DISCONTINUOUS PARCELS OF LAND IN THE CITY OF URBANA, ILLINOIS. I FURTHER CERTIFY THAT NO PART OF THE PARCELS INCLUDED IN THIS SURVEY AND SUBDIVISION ARE LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR TADZEWILL, COUNTY, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON THE FLOOD INSURANCE MAP, PANEL NUMBER 1779C 0005 D DATED FEBRUARY 17, 2017.

DATED AT THIS 6TH DAY OF OCTOBER, A.D. 2017.

BY THOMAS & ASSOCIATES, INC.  
THOMAS  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2329  
LICENSE EXPIRATION DATE 1-30-18

[illegible]

**ZUMWALT & ASSOCIATES, INC.**  
PROFESSIONAL ENGINEERS • REGISTERED LAND SURVEYORS  
1040 W. OLYMPIA DRIVE  
PEORIA, ILLINOIS • (309) 692-5074

PRELIMINARY PLAT  
FOR  
ORGANIC ACRES

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 <sup>th</sup> 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          |           |            |

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**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:** Approval