

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

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joliphant@ci.washington.il.us

MEMORANDUM

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

Summary: Attached is a final 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 final plat for Organic Acres contingent on the payment of subdivision review fees in an amount of \$50.

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

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

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SHARON E. GRAF, IS THE LEGAL OWNER OF RECORD OF THE LAND DESCRIBED ON THE PLAT HEREON DRAIN AND SHOWN HEREON AS SUBDIVIDED, AND THAT SHE HAS CAUSED SAID LAND TO BE SURVEYED, SUBDIVIDED, STAKED, AND PLATTED AS SHOWN HEREON, FOR THE PURPOSE OF HAVING THIS PLAT RECORDED AS PROVIDED BY LAW.

NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENTS.

ALSO, TO THE BEST OF OUR KNOWLEDGE THE DESCRIBED PARCEL IS LOCATED IN WASHINGTON COMMUNITY HIGH SCHOOL DISTRICT NO. 306 AND GRADE SCHOOL DISTRICT NO. 61.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS DAY OF , 2017.

THOMAS E. CRAW

STATE OF _____)
COUNTY OF _____)

_____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY
CERTIFY THAT BHARON E. GRUBB, PERSONALLY KNOWN TO ME TO BE THE SAID PERSON WHOSE NAME IS SUBSCRIBED TO
THE ACCOMPANYING PLAT AND CERTIFICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT SHE
SIGNED AND SEALED THE SAID PLAT AND CERTIFICATION AS HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES
THEREIN SET FORTH.

_____, DAY OF _____, A.D. 2017.

10/20/2006

STATE OF ILLINOIS)
COUNTY OF TAZEWELL)

I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT I HAVE THIS DAY EXAMINED THE RECORDS IN MY OFFICE AND THAT NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED IN THE ACCOMPANYING PLAT.

GIVEN UNDER MY HAND AND SEAL OF SAID COUNTY THIS _____ DAY OF _____, A.D. 2017.

PROPERTY OF _____

STATE OF ILLINOIS }
COUNTY OF TAZEWELL }

I, _____, PLAT OFFICER OF THE CITY OF WASHINGTON, DO HEREBY APPROVE THIS FINAL PLAT AND
ACKNOWLEDGE THAT IT MEETS THE REQUIREMENTS OF THE CITY'S SUBDIVISION CODE AND COMPREHENSIVE PLAN, THIS
DAY _____.

CITY OF WASHINGTON PLAT OFFICER

STATE OF ILLINOIS }
COUNTY OF TAZEWELL }

I, _____, TAZEWELL COUNTY PLAT OFFICER, DO HEREBY CERTIFY THAT THE ABOVE PLAT MEETS
ALL REQUIREMENTS OF THE TAZEWELL COUNTY LAND SUBDIVISION REGULATIONS AND IS HEREBY APPROVED THIS
DAY OF _____, 2017.

FAREWELL COUNTY MAY OFFICER

STATE OF ILLINOIS }
COUNTY OF TAZEWELL }

NO PUBLIC SEWER SYSTEM EXISTS TO SERVE THIS SUBDIVISION. THIS PLAN IS APPROVED WITH RESPECT TO
ON-LOT SEWAGE DISPOSAL AND THE ACREAGE INVOLVED HAS BEEN REVIEWED IN ACCORDANCE WITH
ESTABLISHED SOIL SUITABILITY EVALUATION PROCEDURES.

DATED THIS _____ DAY OF _____, 2017.

DIRECTOR OF ENVIRONMENTAL HEALTH
TAXBELL COUNTY HEALTH DEPARTMENT

[illegible]

KERNWALT & ASSOCIATES, INC.

BY David R. Zimmer
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2326
LICENSE EXPIRATION DATE 11-30-18

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

THREE HIGH ESTATES
70 "11" P. 277

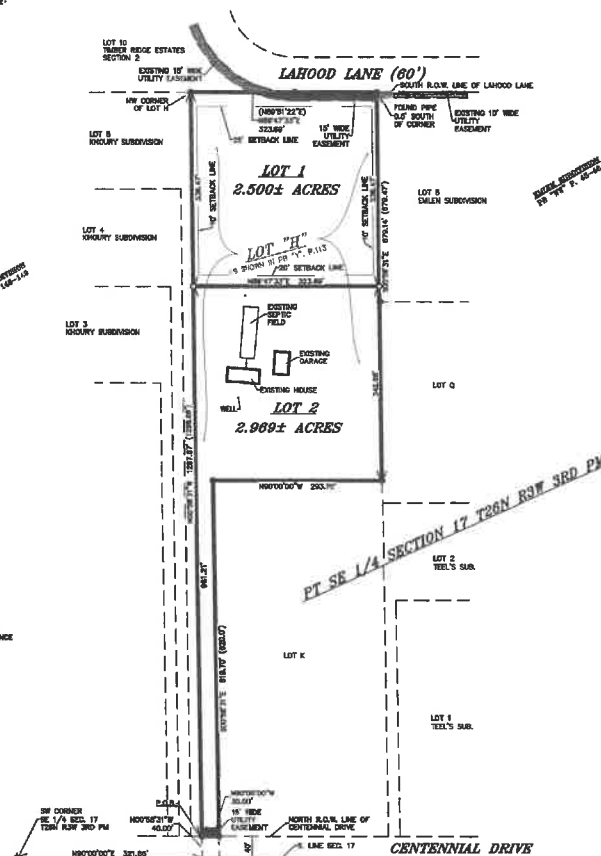
KNOWLEDGE SUBCOMMISSION
FD-302 P. 148-149

WATER RESOURCES
"W" P. 45-4

1. IRON SURVEY PIPE SET AT ALL LOT CORNERS.
2. TOTAL AREA IN "ORGANIC ACRES" = 2.846± ACRES
3. ANY NEW CONSTRUCTION OF THE LAND SHOWN HEREON WILL BE REQUIRED TO ADHERE TO THE COUNTY ZONING CONTROL RESTRICTIONS THAT ARE IN EFFECT AT THE TIME OF SAID CONSTRUCTION.
4. CURRENT ZONING = "R-1"
5. P.L.M. 02-02-17-400-008

LEGEND

15'	15' WIDE UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
(820.00')	PREVIOUS PLATTED OR DEED DISTANCE
819.70'	ACTUAL FIELD MEASUREMENT



STATE OF ILLINOIS)
COUNTY OF TAZEWELL)

I, SCOTT BEAVER, TOWNSHIP ROAD COMMISSIONER FOR WASHINGTON TOWNSHIP DO HEREBY CERTIFY THAT THE PROPOSED PLAT MEETS THE SAFETY AND ACCESS CONTROL STANDARDS OF WASHINGTON TOWNSHIP.
DATED 12th DAY OF _____, 2017.

TOWNSHIP ROAD COMMISSIONERS

CITY OF WASHINGTON, ILLINOIS

FINAL 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 FINAL PLAT TO THE CITY 10/11/17
DATE OF CITY COUNCIL APPROVAL OF THE PRELIMINARY PLAT 11/6/17 (?)

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 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 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:	<input type="text" value="2"/>	X \$25.00 =	<input type="text" value="50.00"/>
Lots 11-20:	<input type="text"/>	X \$20.00 =	<input type="text"/>
Lots 21-40:	<input type="text"/>	X \$17.50 =	<input type="text"/>
Lots 41 & Up:	<input type="text"/>	X \$12.50 =	<input type="text"/>
Total Review Fee:			<input type="text" value="\$50.00"/>

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: X \$753.50 =

Non-Residential Development:

Total lot area in subdivision (in acres): X \$4,347.00 =

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

Date of Plat Submittal: 10/11/17

Date of Review: 10/23/17

Date to Go Before City Council: 11/6/17

Comments to City Council:

Action of City Council: