

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

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MEMORANDUM

TO: Public Works Committee
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: Eagle Point Condos Phase 2
DATE: March 1, 2019

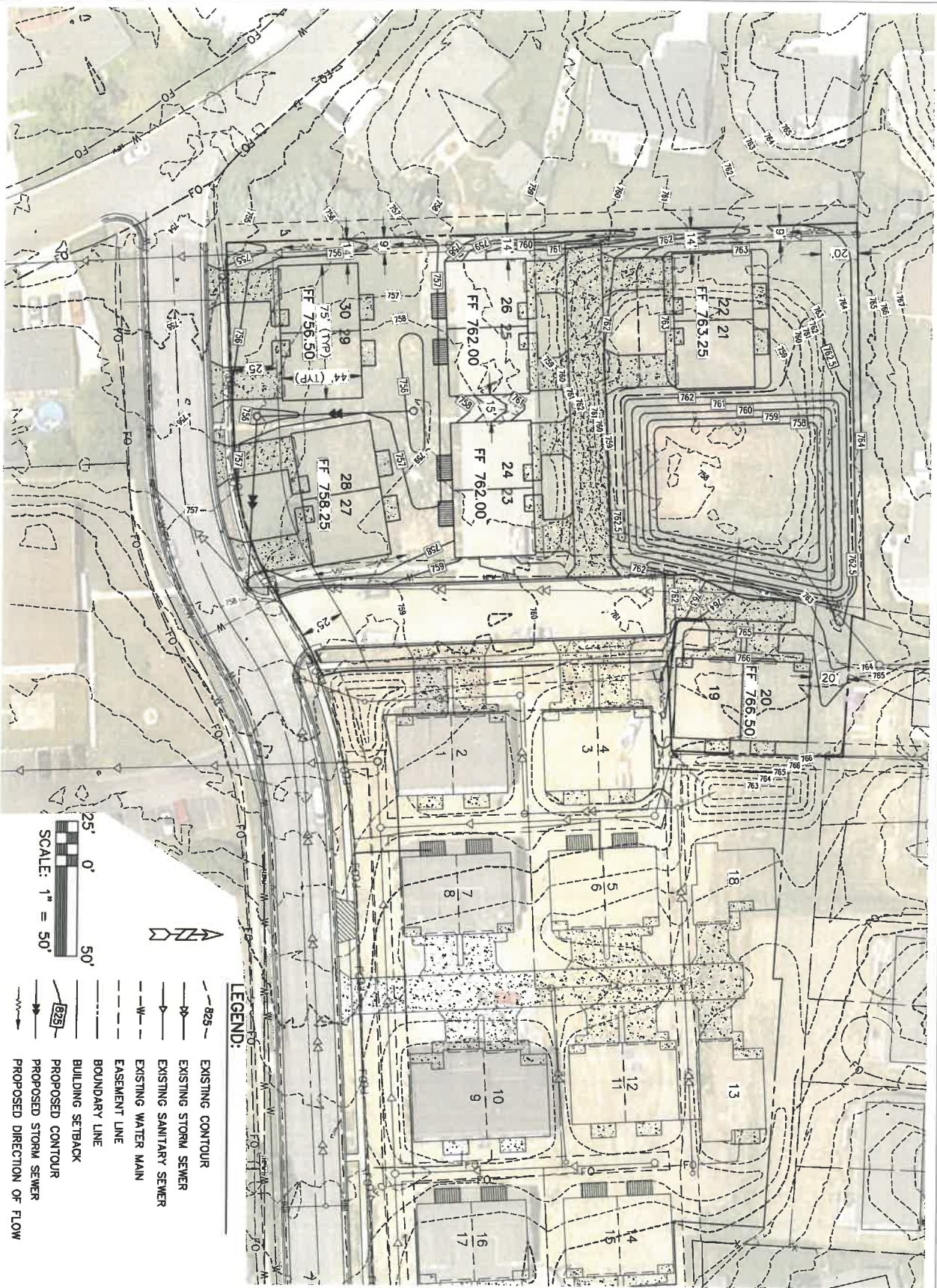
Attached is a concept plan for a possible Phase 2 development of two properties with frontage from Hawk Street. The 1505 Eagle Avenue property had a 12-unit apartment building on it prior to the tornado and is one of the last remaining vacant lots.

Joe LaHood has proposed constructing 10 condo units on the two lots (which would be combined) via five duplexes. His parcels are zoned R-2 (Multi-Family Residential), so the proposed land use conforms to the zoning code for those particular parcels. It is important to note, however, that the City-owned detention basin lot at the rear of these lots is zoned R-1A (Single-Family Residential). As you will recall, Mr. LaHood completed Phase 1 of this development recently on two lots to the east.

Mr. LaHood has approached staff about the possibility of purchasing the detention basin property. The City purchased this lot from the County in 2008. If there was interest in selling the basin lot, Mr. LaHood would look to decrease the footprint of the basin while ensuring there is adequate capacity for the entire development. This would allow for two additional units to be constructed to the west of the basin for a total of 12 units and six duplexes. Duplex construction on that parcel would require a rezoning to R-2. He has also inquired about the possibility of vacating Hawk Street, which would then act as a private drive to serve each of the units. To the best of our knowledge, there are no City utilities within the Hawk right-of-way.

Staff has not had a chance to closely examine the site plan for conformance to the zoning code regulations but is looking for feedback on the general layout along with the possible sale of the basin parcel and the vacating of Hawk Street. General discussion is planned for this topic at the March 4 Public Works Committee meeting.

Enclosure



DRAINAGE ANALYSIS

EAGLE POINT CONDO'S - PHASE 2

**HAWK STREET
WASHINGTON, IL 61571**



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SITE EXHIBIT

PROJECT NO.

XX-XX-XXX

DATE

02-28-19

SHEET

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