

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>

loliphant@ci.washington.il.us

MEMORANDUM

TO: Mayor Manier and Committee of the Whole
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: Eagle Point Condos Phase 2
DATE: March 7, 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 as a regional basin. 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 besides storm sewer. If vacated, the City would maintain an easement for any perpetual utility maintenance.

Staff would support both the sale of the basin parcel and the vacation of Hawk. The primary means of selling the parcel requires a publication of a notice once a week for three successive weeks. The notice must advertise for bids for the real estate to be sold and the first publication must be at least 30 days before the date set for the opening of the bids. Municipalities are not limited to accepting the high bid and may accept any other bid as long as at least $\frac{3}{4}$ of the Council approves that. The City purchased this parcel from the County for \$635.75. If the City decided to solicit bids, an appraisal does not need to be obtained according to our City Attorney.

Mr. LaHood and his consulting engineer have indicated there could be some slight changes to the layout upon completion of the surveying but that this would be close to the final plan. The Public Works Committee discussed this at its meeting on March 4 and recommended the sale of the parcel and vacation of the right-of-way. General discussion is planned for this topic at the March 11 Committee of the Whole meeting to offer direction on these items associated with the proposed development.

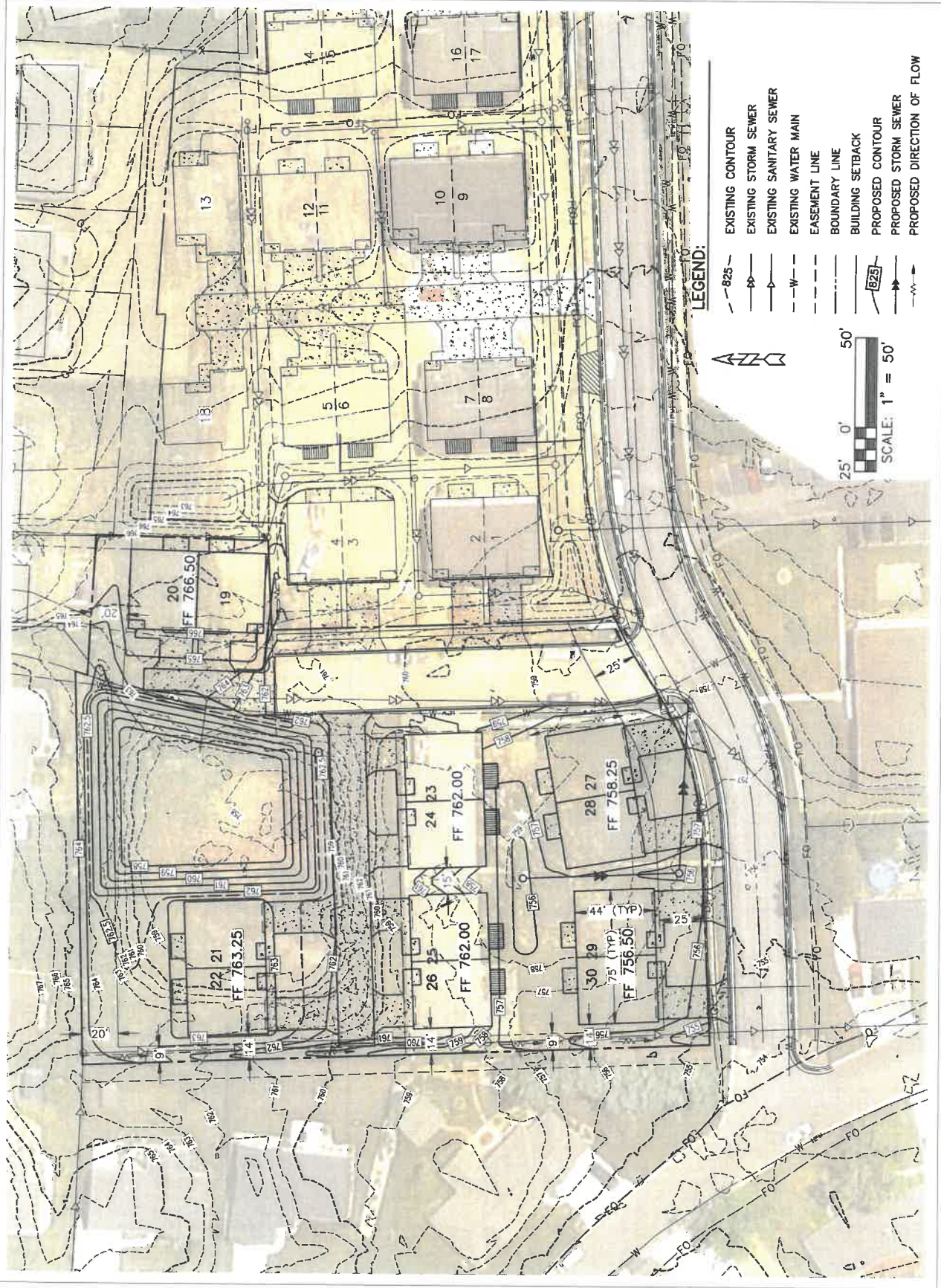
Enclosure



DRAINAGE ANALYSIS
EAGLE POINT CONDO'S - PHASE 2
HAWK STREET
WASHINGTON, IL 61571

ISSUED	02-28-19	PRELIM EXHIBIT
PROJECT NO	XX-XX-XXX	
DATE	02-28-19	
SHEET	1 OF 1	

SITE EXHIBIT



LEGEND:

- 823 --- EXISTING CONTOUR
- 823 --- EXISTING STORM SEWER
- 823 --- EXISTING SANITARY SEWER
- 823 --- EXISTING WATER MAIN
- 823 --- EASEMENT LINE
- 823 --- BOUNDARY LINE
- 823 --- BUILDING SETBACK
- 823 --- PROPOSED CONTOUR
- 823 --- PROPOSED STORM SEWER
- 823 --- PROPOSED DIRECTION OF FLOW