



CITY OF WASHINGTON, ILLINOIS

City Council Agenda Communication

Meeting Date: January 6, 2020

Prepared By: Jon R. Oliphant, AICP, Planning & Development Director

Agenda Item: Summit Estates Section Two Amended Final Plat Approval

Explanation: The final plat for Summit Estates Section Two was approved on August 1, 2016. It is located just south of the city limits off S. Summit Drive. While it is outside of the city limits, it is within the City's 1.5-mile extraterritorial planning jurisdiction, which gives the City subdivision code authority on the property.

The plat created two residential lots plus an individual 0.64-acre lot for a cell tower on the southwest corner of the property. Lot 1 has access from Mickel Parkway and Lot 2 has access from Summit. Lot 3, which contains the cell tower, has access from Summit through a private ingress/egress easement. The Planning and Zoning Commission previously waived the requirement that each residential lot have a minimum width of at least 60' at the right-of-way line. At the time of the plat, S. Summit was thought to only have 40' of right-of-way and the cost to extend and widen the road to modern standards would not be economically feasible for two rural residential lots.

It was recently discovered that a 10' strip that was thought to have been included in the S. Summit right-of-way is actually owned by a separate private property owner. This was not discovered in the original title search in 2016. As a result, there is now 30' of right-of-way on S. Summit and not 40'. An amended final plat has been submitted to reflect this change and the location of the easement that was created for access to Lot 3 with the original plat. It slightly reduces the area for Lots 2 and 3. Other than the waiver of the lot width requirement, this plat meets the City's subdivision code regulations as well as the County's zoning code regulations. The amended final plat and corresponding checklist are attached.

Fiscal Impact: No City fiscal impact besides the payment of the required \$75 subdivision review fee.

Recommendation/

Committee Discussion Summary: Staff recommends approval of the amended final plat.

Action Requested: Approval of the amended final plat upon payment of the \$75 subdivision review fee.

CITY OF WASHINGTON, ILLINOIS

FINAL PLAT REVIEW CHECKLIST

NAME OF SUBDIVISION Summit Estates Section Two
OWNER OF SUBDIVISION Rudy's Concrete Construction
ADDRESS OF OWNER 604 Mickel Parkway
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 12/23/19
DATE OF CITY COUNCIL APPROVAL OF THE PRELIMINARY PLAT 7/18/16

WHAT IS THE ZONING CLASSIFICATION OF THIS SUBDIVISION? County R-2

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:	3	X \$25.00 =	75.00
Lots 11-20:		X \$20.00 =	
Lots 21-40:		X \$17.50 =	
Lots 41 & Up:		X \$12.50 =	
Total Review Fee:			\$75.00

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 \$1,560.00 =

Non-Residential Development:

Total lot area in subdivision (in acres): X \$4,656.00 =

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

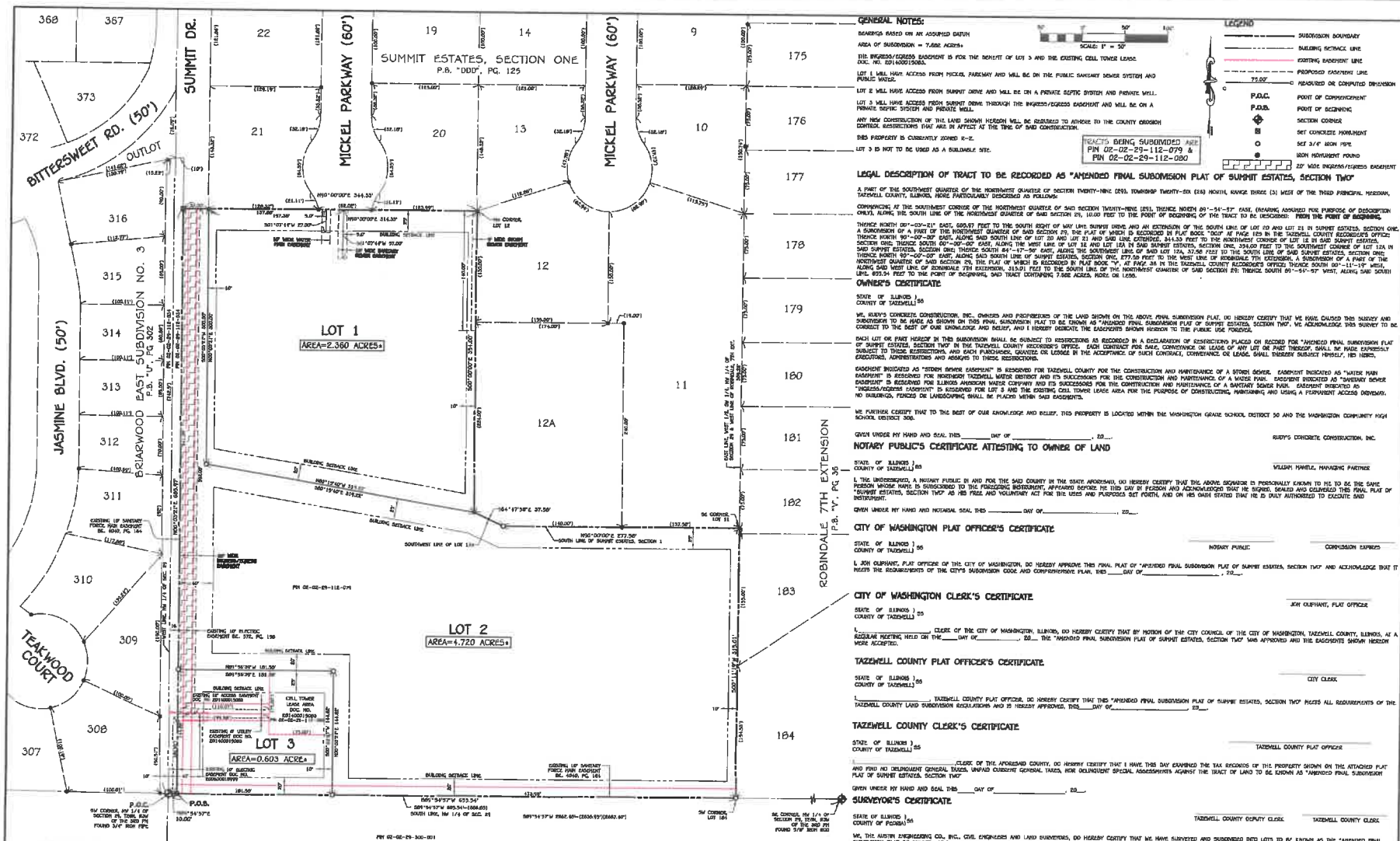
Date of Plat Submittal: 12/23/19

Date of Review: 12/31/19

Date to Go Before City Council: 1/6/20

Comments to City Council:

Action of City Council:



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**AMENDED FINAL SUBDIVISION PLAT OF
 SUMMIT ESTATES, SECTION TWO**
 A SUBDIVISION OF A PART OF
 SECTION TWENTY-NINE (29), TOWNSHIP TWENTY-SIX (26) NORTH, RANGE THREE (3) WEST
 OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS

DATE: 12/13/2019 AMENDED PLAT
 PROJECT NO: 10-18-194
 DATE: 12/13/2019
 DRAWN BY: JAC/JG
 CHECKED BY: JAB
 APPROVED BY: JAB

AMENDED FINAL PLAT

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