



CITY OF WASHINGTON, ILLINOIS

Committee of the Whole Agenda Communication

Meeting Date: January 11, 2021

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

Agenda Item: Conceptual Development South of BR 24

Explanation: Rollie Campbell owns much of the land south of Business Route 24, west of Hillcrest Drive, north of Kern Road, and west of Muller Road. These parcels are currently undeveloped with the exception of a cell tower and two single-family homes and are unincorporated. Mr. Campbell recently sold a portion of his land to Beck Oil Company of Illinois for the subsequent initiation of a Beck's gas station and convenience store development. This area of about 31 acres would be accessed by an extension of Eagle Avenue to eventually connect with Kern. Any development south of BR 24 would increase the warrants for a future stoplight at Eagle. A stoplight would also improve the accessibility for these properties as well as traffic flow during Central School's peak morning and afternoon student drop-offs/pick-ups.

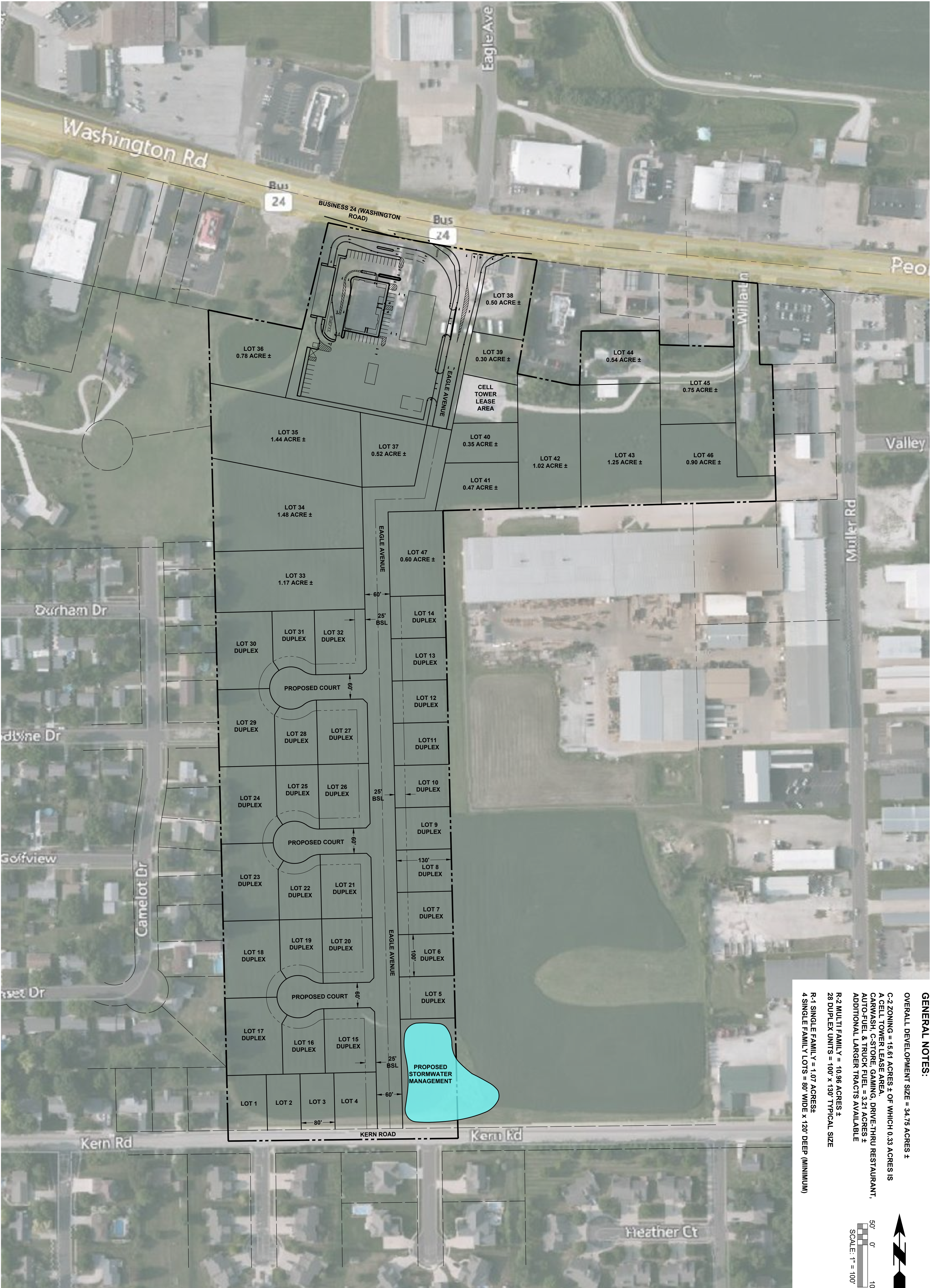
The property is currently zoned County R-1. The City's comprehensive plan includes four different future land use categories for it: Single-and Two-Family Residential, Multifamily Residential, Office and Service Commercial, and Light Industrial. The residential designations comprise about 75% of the property and are located further south of BR 24. Mr. Campbell and his engineer recently had a meeting with staff from the City, County, and Township to discuss the attached conceptual plan. This layout is intended to be relatively consistent with the comprehensive plan. Most, if not all, of the land is best suited for residential. Commercial development may be less likely given the reduced visibility and accessibility from BR 24. Nearly all of the land is within Illinois American Water Company's jurisdiction for water and sewer service.

Staff seeks feedback on the conceptual plan. Input will also be solicited with the Planning and Zoning Commission. Staff offered some feedback to Mr. Campbell and his engineer during the prior meeting with a few suggestions for revisions:

1. Eliminate the two 90-degree turns about 600' south of BR 24. These could cause public safety issues and would be extremely difficult for large trucks to handle.
2. Consider connecting Eagle with Wisteria Way. As currently constituted, these roads would be offset by about 50'.
3. Consider connecting with Woodbine Drive, which is currently stubbed to this property. Mr. Campbell and his engineer have indicated that this plan has not shown a connection due to a desire to have a more secluded senior housing development with the construction of the duplexes.
4. Improve the accessibility of some of the commercial lots that currently lack visibility and would require access through multiple other lots.

Fiscal Impact: At a minimum, increased property tax revenue would be generated from any development. Non-residential development may also generate sales tax depending on the type of business mix.

Action Requested: Feedback at the January 11 Committee of the Whole meeting to offer to the owner and his engineer about the interest in this conceptual development.



GENERAL NOTES:

OVERALL DEVELOPMENT SIZE = 34.75 ACRES ±

C-2 ZONING = 15.61 ACRES ± OF WHICH 0.33 ACRES IS A CELL TOWER LEASE AREA.

CARWASH, C-STORE, GAMING, DRIVE-THRU RESTAURANT, AUTO-FUEL & TRUCK FUEL = 3.21 ACRES ±

ADDITIONAL LARGER TRACTS AVAILABLE

R-2 MULTI-FAMILY = 10.96 ACRES ±

28 DUPLEX UNITS = 100' X 130' TYPICAL SIZE

R-1 SINGLE FAMILY = 1.07 ACRES ±

4 SINGLE FAMILY LOTS = 80' WIDE X 120' DEEP (MINIMUM)

50' 0' 100'

SCALE: 1" = 100'

PRELIMINARY EXHIBIT

OVERALL DEVELOPMENT PLAN

CAMPBELL - SCHUCK PROPERTY SUBDIVISION
WASHINGTON, ILLINOIS
CLIENT: ROLLIE CAMPBELL



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ISSUED
12/11/2020
DEVELOPMENT EXHIBIT

OVERALL
DEVELOPMENT
PLAN

PROJECT NO.
DATE
12/15/2020

SHEET