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 joliphant@ci.washington.il.us

MEMORANDUM

TO: Chairman Burdette and Planning and Zoning Commission FROM: Jon R. Oliphant, AICP, Planning & Development Director

SUBJECT: Cedar Lakes Subdivision Preliminary Plat/Minimum Frontage/Street Length Waiver Request

DATE: January 25, 2021

Attached is a preliminary plat for Cedar Lakes Subdivision. It is located outside of our city limits but within our 1.5-mile extraterritorial planning jurisdiction and therefore, falls within the City's subdivision code regulations. It is adjacent to the East Peoria city limits but is to the east of the line that is part of the East Peoria-Washington Boundary Line Agreement for future annexation purposes. Tazewell County oversees the zoning of the property, which is R-1.

Joe LaHood owns two parcels totaling 19.38 acres at the terminus of Paris Lane, which is a rural section residential street immediately south of US 24 near its intersection with McClugage Road. Through his son, Sam, Mr. LaHood proposes to subdivide the property to allow for seven residential lots ranging in size from 2-3.12 acres. The lots would be served by a septic system and a shared well. Each of the lots meet both the City's subdivision code and the County's zoning code regulations with the exception of a request to allow for a private road and for the length of the road to exceed the City's maximum allowable of 600' for a dead-end street.

Mr. LaHood proposes for each of the lots to be serviced by Woodhall Road, which would be a private drive whose ownership and maintenance would be divided equally amongst the individual lot owners. The length would be about 1,400°. The subdivision code grants the Planning and Zoning Commission the ability to "waive the requirement where, due to unique circumstances or topographical limitations, access to a public street must be provided by either by a private drive or an ingress/egress easement." A longer cul-de-sac is also allowable "where unusual topography or other unique circumstances may allow greater length."

Mr. LaHood has indicated that the lots would be reserved for family or close friends to live near each other, which is the basis for asking for a private street. Since the road serves solely to provide access to the proposed lots, allowing a private road and eliminating the need for maintenance by Washington Township Road and Bridge is understandable. Furthermore, the Washington Township Road Commissioner is supportive of that request. Restrictive covenants will be recorded that outline the ownership and maintenance. There is no reasonable connection to other nearby streets and as a result, there is also no objection to the length of the cul-de-sac. The road would be 24' in width, which is the standard for a rural section residential street while the end of the cul-de-sac would be sized to meet the City's specifications to ensure that public safety vehicles can safely maneuver.

As a result, <u>staff would recommend approval of the preliminary plat for Cedar Lakes Subdivision</u> as well as the allowances for a private street and a longer cul-de-sac. The Planning and Zoning Commission will hear this request at its meeting on February 3. Approval of the preliminary and final plats would be scheduled for a future City Council meeting, likely on February 15. The Tazewell County Land Use Committee will also consider the allowance of a private street and a longer cul-de-sac at its meeting on February 9.

Attachments

PRELIMINARY SUBDIVISION PLAT EDAR LAKES SUBDIVISI

LOT "I" IN HOLLAND'S GROVE SUBDIVISION, A SUBDIVISION OF A PART OF THE NORTHWEST AND SOUTHWEST QUARTER SEVENTEEN (17) AND A PART OF THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION SEVENTEEN (17), ALL BEING IN TOWNSHIP TWENTY-SIX (26) NORTH, RANGE THREE (3) WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS

GENERAL NOTES:

BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE 1202. CONTOURS SHOWN HEREON ARE BASED NAVO 1986 AND TAZEWELL COUNTY LIDAR.

AREA OF SUBDIVISION = 19.361 ACRES:

DEVELOPER: JOSEPH D. LAHOOD, 3303 N. MAIN ST. UNIT B, EAST PEORIA, RLINOIS 61611, 309-202-6144.

UTILITIES: NOT ALL UTILITIES ARE AVAILABLE FOR THIS SUBDIMISION

ZONING: THIS PROPERTY IS CURRENTLY ZONED R-1.

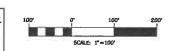
SCHOOL DISTRICTS: WASHINGTON COMMUNITY GRADE SCHOOL DISTRICT 51 AND WASHINGTON COMMUNITY HIGH SCHOOL DISTRICT 308.

BUILDING SETBACK: FRONT = 25', SIDE = 10' AND REAR = 20'.

UTILITY EASEMENTS: UTILITY EASEMENTS WILL BE PROVIDED ON THE FINAL PLAT TO PROPERLY SERVE THE SUBDIVISION WITH ALL AVAILABLE UTILITIES.

OWNERSHIP AND HAINTENANCE OF THE PRIVATE DATE SHALL BE DIMED EQUALLY AMONGST THE MILL ALSO SERVE AS AN ACCESS AND UTILITY ESCHEMT WHICH HILL BE RESERVED ACROSS THE USE OF ALL LOTS IN THIS SUBDIVISION DETAILS WILL BE OUTLINED IN THE DECLARATION OF SEE "CEDIAR LAKES SUBDIVISION" TO BE FILLE IN THE TEXTEMEL COUNTY RECORDERS OFFICE.

TRACTS BEING SUBDIVIDED ARE PIN 02-02-17-100-015 & PIN 02-02-17-200-023



LEGEND

CENTERLINE OF ROAD

SITUMINOUS/OIL & CHIP SURFACE

PROPOSED SEPTIC SYSTEM

REPLACEMENT SEPTIC SYSTEM

POLITICAL AND SERVICE DISTRICTS:

CENTRAL TAZEWELL F.P.D. GRADE SCHOOL: DISTRICT 51 HIGH SCHOOL: DISTRICT 309

WASHINGTON PARK DISTRICT

SANITARY SEWER:

WATER DISTRICT:

TAZEWELL COUNTY PLAT OFFICER

LEGAL DESCRIPTION OF A TRACT TO BE RECORDED AS "CEDAR LAKES SUBDIMISION"

BEGINNING AT THE NORTHEAST CORNER OF LOT "O" IN SUD HOLLAND'S GROWE SUBDINISION, THENCE NORTH 89"-13"-55" CAST, (BEAGING, ARE BASED ON THE LLIND'S STATE PLANE COCROBINATE SYSTEM, WEST ZONE 1202), ALONG THE SOUTH LINE OF TOT "" IN SUD HOLLAND'S GROWE SUBDINISION, THENCE NORTH 89"-13"-55" CAST, (BEAGING, ARE BASED ON THE LLIND'S STATE PLANE COCROBINATE SYSTEM, WEST ZONE 1202), ALONG THE SOUTH LINE OF SUD LITE", THENCE NORTH 61"-35"-50" WEST, ALONG THE WEST LINE OF SUD LINE OF SUD LITE", THENCE SOUTH LINE OF SUD LITE", THENCE SOUTH SUP"-49"-50" WEST, ALONG THE SOUTH SUP"-5" LINE OF SUD LITE", THENCE SOUTH 10"-15"-25" MAST, ALONG THE SOUTH SUB-15" CONTROL OF HAVE 14" AND SUB-15" CAST ALONG THE SUD THE NORTH LINE OF HAVE SOUTH SUP"-15"-25" MAST, ALONG THE NORTH LINE OF HAVE SOUTH SUP"-15"-25" MAST, ALONG THE NORTH LINE OF SUD HEIGHTS SYSTEMS, EXCENSION THREE, THE PLAT OF HAVE SUD THE NORTH LINE OF HIGHING SOUTH SUP"-15" AND THE NORTH LINE OF HIGHING SOUTH SUP"-15" ALONG THE NORTH LINE OF HIGHING SOUTH SUP"-15" AND THE NORTH LINE OF HIGHING SOUTH SUPPRISON. THERE SOUTH SUP"-15" AND THE NORTH LINE OF HIGHING SOUTH SUB-15" AND THE NORTH SUB-15" AN

CITY OF WASHINGTON PLAT OFFICER'S CERTIFICATE

TAZEWELL COUNTY PLAT OFFICER'S CERTIFICATE

L. TAZEMELL COUNTY PLAT OFFICER, DO HEREBY CERTIFY THAT THIS PRELIMINARY SUBDIMISION PLAT OF "CEDAR LAKES SUBDIMISION" MEETS ALL REQUIREMENTS OF THE TAZEMELL COUNTY LAND SUBDIMISION REGULATIONS AND IS MEREBY APPROVED, THIS DAY OF 2021.

SURVEYOR'S CERTIFICATE

STATE OF BLINOIS)55 COUNTY OF PEOGLA

WF, THE AUSTIN ENGINEERING CO., INC., CML ENGINEERS AND LAND SURVEYORS, DO HEREBY CRETETY THAT WE HAVE SURVEYED AND SUBSINIBED BYTO TO LOTS TO BE KNOWN AS "CEDAR LAKES SUBD A SUBDISSION OF LOT "F IN HOLLAND'S GROVE SUBSINISION, A SUBSINISION OF A PART OF THE NORTHWEST AND SOUTHMEST GUESTED OF SECTION SEVENTEEN (177) AND A PART OF THE NORTHWEST AND SOUTHMEST GUESTED SEVENTEEN (177). ALL SERIC IN TOWNSHIP THEORY—CASES (NORTH, RAWACE THEER, UNSECTION FOR PERSONAL REGISTRAL COUNTY, LINDOWS.

AUSTIN ENGINEERING CO., INC.

JUSTIN B. MALEC

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3871 AUSTIN ENGINEERING COMPANY, INC. (309) 691-0224 311 S.W. WATER STREET, PEORIA, IL 61602



LICENSE EXPIRES HOVEMBER 80, 2022

CO., AUSTIN ENGINEERING C Consulting Engineers / Surveyors 311 SW Water St., Suite 215 Peoria, Illinois 61602 License No. 184-001143



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PRELIMINARY **SUBDIVISION** PLAT

PROJECT NO	40-20-132
DATE.	01/16/2021
SURVEYED	JAG/JDG
CHECKED	JAS
APPROVED	JBM

1 OF 1

CITY OF WASHINGTON, ILLINOIS

PRELIMINARY PLAT REVIEW CHECKLIST

NAME OF SUBDIVISION Cedar Lakes Subdivision

OWNER OF SUBDIVISION Joseph LaHood ADDRESS OF OWNER 24 LaHood Ln.

CITY Washington State IL Zip 61571

NAME OF PERSON COMPLETING THIS CHECKLIST

ADDRESS OF PERSON COMPLETING THIS CHECKLIST

City Hall

CITY State Zip

TELEPHONE NUMBER 444-1135

DATE OF SUBMITTAL OF THIS PRELIMINARY PLAT TO THE CITY 1/14/21

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 of Request for Preliminary Plat Review.

<u>NO.</u>	REQUIREMENT	<u>YES</u>	<u>NO</u>	<u>N/A</u>
1.	Application for Subdivision with Owner and Developer Identified.	x		
2.	15 copies of Preliminary Plat.	x		
3.	Submitted No Later Than the 15 th Day of the Month Prior to Planning and Zoning Commission Meeting.	х		
4.	Legal Description and Area of Subdivision.	x		
5.	Zoning On and Adjacent the Site, Including Identification of Non-residential Land Uses.	x		
6.	Names of Owners and Property Tax Identification Numbers of Adjacent Unplatted Land	х		
7.	Names of Adjacent Platted Subdivisions.	x		
8.	Topography On and Adjacent the Site with 2' Contours Based Upon State Plane Coordinates.	х		
9.	100-Year Flood Plain, Flood Hazard Areas, Water Courses and Wooded Areas.	x		

<u>NO.</u>	REQUIREMENT	YES	<u>NO</u>	<u>N/A</u>
10.	Lot lines and Sizes, Block and Lot numbers and Minimum Building Setback Lines.	x		
11.	Easements On and Adjacent the Site, with Purpose, Location and Dimensions.	x		
12.	Streets and Roads On and Adjacent to the Site, Including Location, Name, and Right-of-Way Width.	x		
13.	Utilities On and Adjacent to the Site, Including Location and Size of Water, Storm and Sanitary Sewers, and Location of Gas, Electric, Telephone and Street Lights.	х		
14.	Existing and Proposed Locations of Storm Water Controls.	x		
15.	Registered Land Surveyor's Certificate.	x		
16.	Plat Officer's Certificate.	x		
17.	City Clerk's Certificate.			x
18.	Scale not Smaller than 100' Per Inch.	x		
19.	Title, North Arrow, and Date.	x		
20.	Restrictive Covenants, if any.			x
21.	Certificate of Registration on File with City Clerk.			X

FOR CITY OF WASHINGTON USE ONLY

Reviewer: Jon Oliphant

Date of Plat Submittal: 1/14/21 Date of Review: 1/25/21

Date to Go Before Planning and Zoning 2/3/21

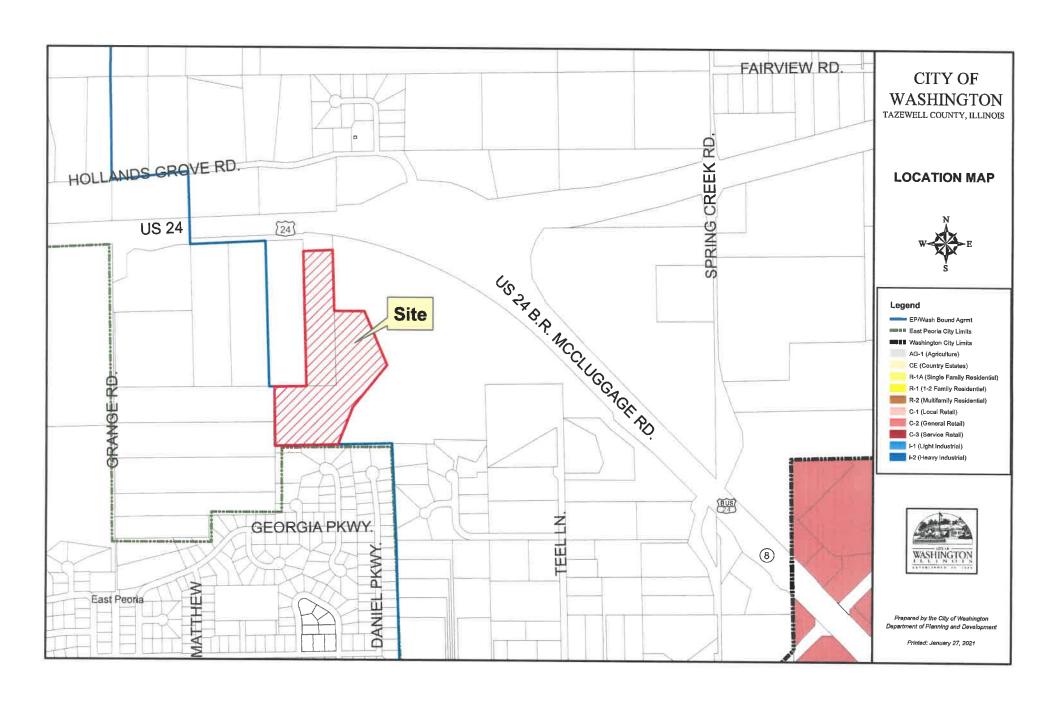
Commission:

Comments to Planning and Zoning See the attached memo

Commission:

Recommendation of Planning and Zoning Approve

Commission:







AUSTIN ENGINEERING CO., INC.

Consulting Engineers / Landscape Architects / Surveyors Peoria, Illinois - Davenport, Iowa austinengineeringcompany.com

Dear Planning and Zoning Committee and Council Members,

An agenda item in the upcoming meetings scheduled February 3rd will be Cedar Creek Subdivision private road variance request and I wanted to put myself out there to explain the proposal, field any concerns and answer any questions prior to our submittal on January 18th.

The site is located at the end of Paris Lane between Grange Road and Freedom Parkway, and very close to the Business Route 24 exit. The most desirable area is over 1,400 feet to the south and we have considered many options to access it. A series of flag lots would waste over 8 acres and a single-family condo association would make for extremely complicated financing. A private road is the most affordable and efficient option that we have.

Out of the 6 lots proposed we have already preliminarily reserved 5 of them for very close friends and family. Two of my brothers and I, our close friend and one of our cousins are already committed to build on these lots if they are allowed. We all range in age between 26 and 32 years old, and combined we have a total of 11 kids under 5 years old with two more expected this year. We are all extremely excited at the prospect of raising our kids so close to their grandparents, uncles, aunts, cousins and friends.

These lots are not being offered on the open market, my oldest brother Joey approached my dad about building a house here and the proposal has grown from 1 lot to 6 lots based on interest by other member of my family. To those who have asked to be included, Joe LaHood is discounting the proposed lot so that they can afford to move here much earlier in their lives. Joe has no interest in making a profit off the lot, and it is understood between all interested that these lots are not intended for the broader public market either as a spec home or as a resale 5 to 10 years down the road.

My brothers and I grew up on this farm camping, hunting, and venturing into the woods throughout our childhood. Being able to watch our own kids do the same would be a great gift to us all.

Thank you very much for considering this,

Samuel LaHood, E.I.



Tazewell County Highway Commission
Washington Township
58 Valley Forge Drive,
Washington, IL 61571

January 8, 2021

To whom it may concern,

Mr. Sam LaHood has reached out to me and asked for my opinion of the plans for a future residential development off of Paris Lane to be known as Cedar Creek Subdivision which calls for the construction of a private lane to serve 6 residential lots.

The township recommends, and would prefer, the approval of this subdivision utilizing a private road so long as there is an easement and maintenance agreement recorded or included within the covenants and restrictions for the development that includes the following:

- 1. Ownership information of the private lane
- 2. Maintenance and repair responsibilities
- 3. Snow removal
- 4. Method for remedy should someone not fulfill their obligations under the agreement

Furthermore, I believe that building a public road of this length to serve six residences would add unnecessary maintenance costs to the public, especially if these homeowners are willing and able to cover these costs on their own.

Sincerely,

Scott Weaver Washington Township Highway Commissioner

much a start