



CITY OF WASHINGTON, ILLINOIS

City Council Agenda Communication

Meeting Date: February 15, 2021

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

Agenda Item: Preliminary and Final Plats – Cedar Lakes Subdivision

Explanation: Attached are preliminary and final plats and corresponding checklists 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 City's 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." The PZC approved both of these requests as well as the recommendation for approval of the preliminary plat at its meeting on February 3. The County Land Use Committee approved the requests on February 9.

Mr. LaHood has indicated that the lots would be reserved for family or close friends to live near each other, which was 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.

Fiscal Impact: The subdivision review fee is \$175. The owner has previously paid this.

Recommendation/

Committee Discussion Summary: Staff recommends approval of the preliminary and final plats for Cedar Lakes Subdivision. The Planning and Zoning Commission unanimously recommended approval of the preliminary plat at its meeting on February 3.

Action Requested: Approval of the preliminary and final plats at the February 15 City Council meeting.

RESOLUTION NO. _____

**RESOLUTION APPROVING THE
PRELIMINARY PLAT FOR
CEDAR LAKES SUBDIVISION**

WHEREAS, the Developer of Cedar Lakes Subdivision has submitted a Preliminary Plat to the City for approval, and

WHEREAS, the City Plat Officer has reviewed the Preliminary Plat and recommends approval of the plat, and the Planning and Zoning Commission has recommended approval of the subdivision concept plan.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, that the Preliminary Plat of Cedar Lakes Subdivision is hereby approved.

Dated this fifteenth day of February, 2021.

Ayes: _____

Nays: _____

Mayor

Attest:

City Clerk

RESOLUTION NO. _____

**RESOLUTION APPROVING THE
FINAL PLAT FOR
CEDAR LAKES SUBDIVISION**

WHEREAS, the Developer of Cedar Lakes Subdivision has submitted a Final Plat to the City for approval, and

WHEREAS, the City Plat Officer has reviewed the Final Plat and recommends approval of the plat, and

WHEREAS, the Planning and Zoning Commission has previously recommended approval of the preliminary subdivision concept plan, and

WHEREAS, the final plat substantially conforms with the preliminary plat.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, that the Final Plat of Cedar Lakes Subdivision is hereby approved.

Dated this fifteenth day of February, 2021.

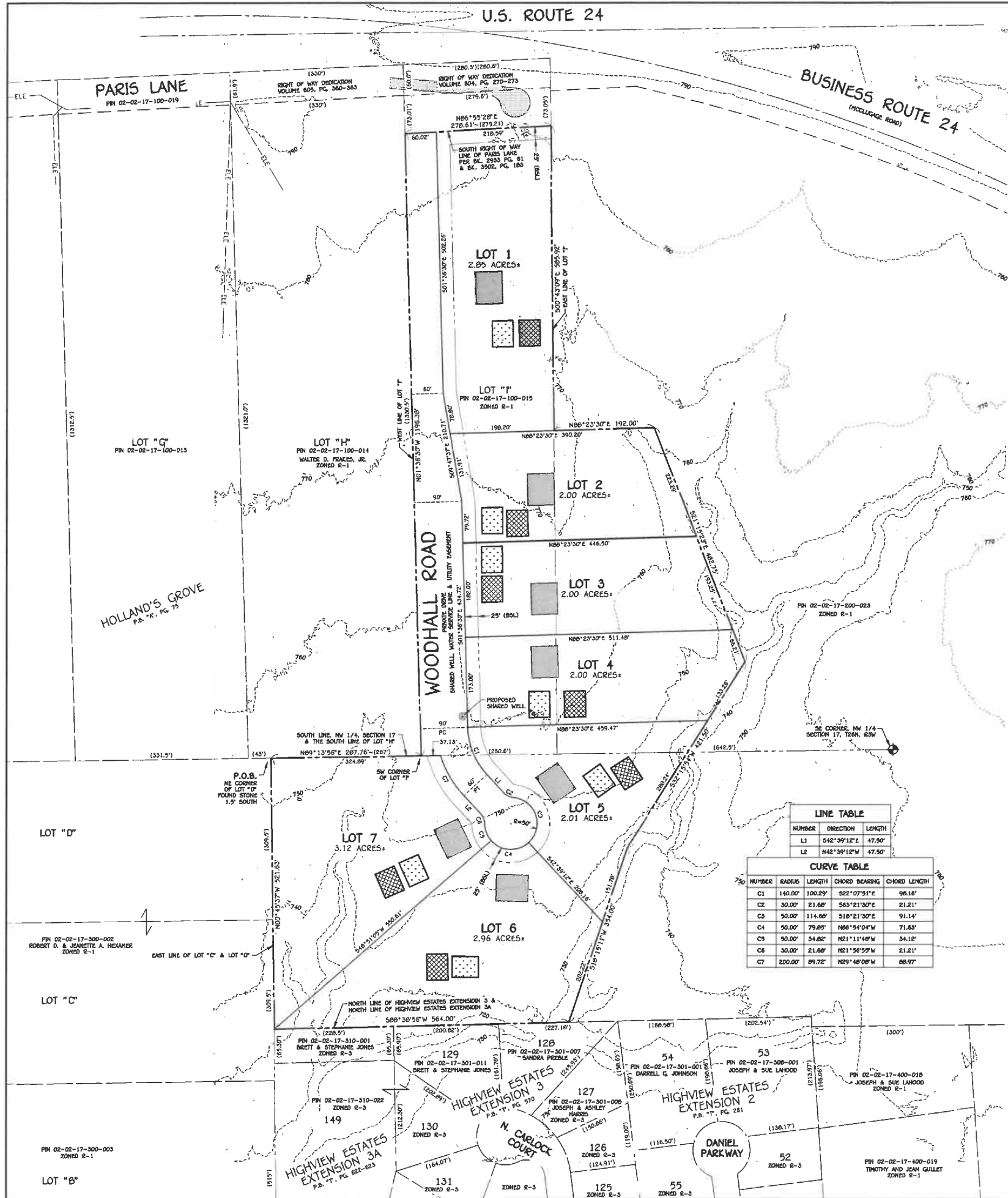
Ayes: _____

Nays: _____

Mayor

Attest:

City Clerk



PRELIMINARY SUBDIVISION PLAT CEDAR LAKES SUBDIVISION

LOT "I" IN HOLLAND'S GROVE SUBDIVISION, A SUBDIVISION OF A PART OF THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 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 ON 1986 AND TAZEWELL COUNTY LIDAR.
AREA OF SUBDIVISION = 19.361 ACRES±

ANY NEW CONSTRUCTION OF THE LAND SHOWN HEREON WILL BE REQUIRED TO ADHERE TO THE COUNTY EROSION CONTROL RESTRICTIONS THAT ARE IN EFFECT AT THE TIME OF SAID CONSTRUCTION.

SURVEYOR: JUSTIN B. MALEC, AUSTIN ENGINEERING CO., INC.,
311 SW WATER ST., STE. 215, PEORIA, ILLINOIS, 61602, 309-691-0224.

DEVELOPER: JOSEPH D. LAHOOD, 3303 N. MAIN ST., UNIT B, EAST PEORIA, ILLINOIS 61611,
309-208-6144.

UTILITIES: NOT ALL UTILITIES ARE AVAILABLE FOR THIS SUBDIVISION.

ZONING: THIS PROPERTY IS CURRENTLY ZONED R-1.

THIS SUBDIVISION IS NOT LOCATED IN A FLOOD HAZARD ZONE.

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

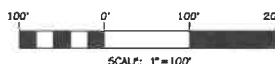
BUILDING SETBACK: FRONT = 25', SIDE = 10' AND REAR = 20'.

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

PRIVATE DRIVEWAY NOTE:

OWNERSHIP AND MAINTENANCE OF THE PRIVATE DRIVE SHALL BE DIVIDED EQUALLY AMONGST THE INDIVIDUAL LOT OWNERS AND WILL ALSO SERVE AS AN ACCESS AND UTILITY EASEMENT WHICH WILL BE RESERVED ACROSS THIS PRIVATE DRIVE FOR THE USE OF ALL LOTS IN THIS SUBDIVISION. DETAILS WILL BE OUTLINED IN THE DECLARATION OF RESTRICTIONS FOR "CEDAR LAKES SUBDIVISION" TO BE FILED IN THE TAZEWELL COUNTY RECORDER'S OFFICE.

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



LEGEND

- SUBDIVISION BOUNDARY
- BUILDING SETBACK LINE (BSL)
- CENTERLINE OF ROAD
- RIGHT OF WAY LINE
- MEASURED OR COMPUTED DIMENSION
- P.O.B. POINT OF BEGINNING
- BITUMINOUS/OIL & CHIP SURFACE
- 780
- CONTOUR LINE
- ELE UNDERGROUND ELECTRIC LINE
- PROPOSED BUILDING ENVELOPE
- PROPOSED SEPTIC SYSTEM
- REPLACEMENT SEPTIC SYSTEM

POLITICAL AND SERVICE DISTRICTS:

- FIRE PROTECTION: CENTRAL TAZEWELL F.P.D.
- GRADE SCHOOL: DISTRICT 51
- HIGH SCHOOL: DISTRICT 308
- LIBRARY DISTRICT: WASHINGTON LIBRARY DISTRICT
- PARK DISTRICT: WASHINGTON PARK DISTRICT
- POST OFFICE: WASHINGTON POST OFFICE
- SANITARY SEWER: N/A
- WATER DISTRICT: N/A

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

LOT "I" IN HOLLAND'S GROVE SUBDIVISION, A SUBDIVISION OF A PART OF THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION SEVENTEEN (17), THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "A", PAGE 75 IN THE TAZEWELL COUNTY RECORDER'S OFFICE 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT "D" IN SAID HOLLAND'S GROVE SUBDIVISION, THENCE NORTH 89°-13'-56" EAST, (BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE 1202), ALONG THE SOUTH LINE OF LOT "H" IN SAID HOLLAND'S GROVE SUBDIVISION AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, 287.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT "F"; THENCE NORTH 01°-36'-30" WEST, ALONG THE WEST LINE OF SAID LOT "F", 1196.38 FEET TO THE SOUTH RIGHT OF WAY LINE PARIS LANE AS RECORDED IN BOOK 2933, PAGE 61 AND BOOK 3502, PAGE 183 IN THE TAZEWELL COUNTY RECORDER'S OFFICE; THENCE NORTH 86°-53'-22" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 278.61 FEET TO THE EAST LINE OF SAID LOT "F"; THENCE SOUTH 00°-43'-09" EAST, ALONG SAID EAST LINE, 369.92 FEET; THENCE NORTH 86°-23'-30" EAST, 192.00 FEET; THENCE SOUTH 21°-15'-23" EAST, 482.75 FEET; THENCE SOUTH 32°-15'-54" WEST, 421.50 FEET; THENCE SOUTH 18°-15'-11" WEST, 354.00 FEET TO THE NORTH LINE OF HIGHVIEW ESTATES, EXTENSION THREE, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "T", PAGE 570 IN THE TAZEWELL COUNTY RECORDER'S OFFICE; THENCE SOUTH 86°-38'-56" WEST, ALONG THE NORTH LINE OF SAID HIGHVIEW ESTATES, EXTENSION THREE, AND THE NORTH LINE OF HIGHVIEW ESTATES, EXTENSION THREE-4A, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "T", PAGE 622 AND 623 IN THE TAZEWELL COUNTY RECORDER'S OFFICE, 564.00 TO THE EAST LINE OF LOT "C" IN SAID HOLLAND'S GROVE SUBDIVISION; THENCE NORTH 00°-45'-37" WEST, ALONG THE EAST LINE OF SAID LOTS "C" AND "D", 521.53 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 19.361 ACRES, MORE OR LESS.

CITY OF WASHINGTON PLAT OFFICER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL)

I, JON OLIPHANT, PLAT OFFICER OF THE CITY OF WASHINGTON, DO HEREBY APPROVE THIS PRELIMINARY PLAT OF "CEDAR LAKES SUBDIVISION" AND ACKNOWLEDGE THAT IT MEETS THE REQUIREMENTS OF THE CITY'S SUBDIVISION CODE AND COMPREHENSIVE PLAN, THIS _____ DAY OF _____, 2021.

JON OLIPHANT, PLAT OFFICER

TAZEWELL COUNTY PLAT OFFICER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL)

I, _____, TAZEWELL COUNTY PLAT OFFICER, DO HEREBY CERTIFY THAT THIS PRELIMINARY SUBDIVISION PLAT OF "CEDAR LAKES SUBDIVISION" MEETS ALL REQUIREMENTS OF THE TAZEWELL COUNTY LAND SUBDIVISION REGULATIONS AND IS HEREBY APPROVED, THIS _____ DAY OF _____, 2021.

TAZEWELL COUNTY PLAT OFFICER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)

WE, THE AUSTIN ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED INTO TO LOTS TO BE KNOWN AS "CEDAR LAKES SUBDIVISION", A SUBDIVISION OF LOT "I" IN HOLLAND'S GROVE SUBDIVISION, A SUBDIVISION OF A PART OF THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 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.

WE FURTHER CERTIFY THAT THE ABOVE TRACT OF LAND IS LOCATED WITHIN AN INCORPORATED CITY WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS NOW OR HEREAFTER AMENDED.

DATED AT PEORIA, ILLINOIS THIS 18TH DAY OF JANUARY, 2021.

AUSTIN ENGINEERING CO., INC.

BY: JUSTIN B. MALEC
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3871
AUSTIN ENGINEERING COMPANY, INC. (309) 691-0224
311 S.W. WATER STREET, PEORIA, IL 61602
jmalec@austinenengineeringcompany.com



LICENSE EXPIRES NOVEMBER 30, 2022

AUSTIN ENGINEERING CO., INC.
Consulting Engineers / Surveyors
311 SW Water St., Suite 215
Peoria, Illinois 61602
License No. 164-001143



PRELIMINARY SUBDIVISION PLAT
CEDAR LAKES SUBDIVISION
LOT "I" IN HOLLAND'S GROVE SUBDIVISION, A SUBDIVISION OF A PART OF THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ISSUED
01/18/2021 PRELIMINARY PLAT

PROJECT NO.	40-20-132
DATE	01/18/2021
SURVEYED	JAG/JOG
CHECKED	JAB
APPROVED	JBN
SHEET	

PRELIMINARY
SUBDIVISION
PLAT

PROJECT NO.	40-20-132
DATE	01/18/2021
SURVEYED	JAG/JOG
CHECKED	JAB
APPROVED	JBN
SHEET	

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 Jon Oliphant
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>	<u>REQUIREMENT</u>	<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.	x		
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	x		
7.	Names of Adjacent Platted Subdivisions.	x		
8.	Topography On and Adjacent the Site with 2' Contours Based Upon State Plane Coordinates.	x		
9.	100-Year Flood Plain, Flood Hazard Areas, Water Courses and Wooded Areas.	x		

<u>NO.</u>	<u>REQUIREMENT</u>	<u>YES</u>	<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.	x		
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 Commission: 2/3/21

Comments to Planning and Zoning Commission: See the attached memo

Recommendation of Planning and Zoning Commission: Approve