

# CITY OF WASHINGTON

## PLANNING & DEVELOPMENT DEPARTMENT

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### MEMORANDUM

TO: Chairman Burdette and Planning and Zoning Commission  
FROM: Jon R. Oliphant, AICP, Planning & Development Director  
SUBJECT: Preliminary Plat – Trails Edge Sections 9 and 10  
DATE: June 28, 2021

**Zoning:** R-1 (Single- and Two Family Residential)  
**Comprehensive Plan:** Single- and Two-Family Residential

Attached is a revised preliminary plat and checklist for Trails Edge Sections 9 and 10. Washington Trails Edge, LLC, proposes the subdivision of the remaining 12.239-acre lot into two final sections. The subdivision was originally platted in 2001. A preliminary plat for Sections 8-10 was approved in 2014 and is also attached as reference. A revision of the 2014 plat was submitted and discussed at the June Planning and Zoning Commission before being tabled. While Section 8 on Patricia Street is nearly complete with only one lot left for construction, a final plat for Sections 9 and 10 has not previously been submitted and the remaining land has been undeveloped. All of Trails Edge is zoned R-1 (Single- and Two-Family Residential) and there is a mix of single-family and duplexes currently in the subdivision.

The revised proposed plat meets all city subdivision code requirements. There are two primary differences from the previously approved preliminary plat that require new approval. The remaining two sections are the most challenging for build-out because of how flat the land is. Our City Engineer and the project engineer have discussed this with our City Council to allow a deviation of the City Code where the cross slope of the roadway would be reduced from 2% to 1%. This allows for the conveyance of 100-year floodwater without exceeding the top of the curb. All construction plans are reviewed by the City Engineer and must conform with the drainage regulations in the City Code. Also attached is a trip generation statement supplied by Traffic Impact Group, LLC.

The differences in the proposed plat are the following: 1) Stephanie Court would connect with Debates Street. Stephanie is a cul-de-sac as part of the current preliminary plat; and 2) The existing plat consists of 38 single-family lots whereas the proposed plat would consist of 37 lots with 22 of those as single-family and 15 as duplexes (30 units), resulting in a net increase of 14 units.

The proposal remains consistent with the recommendation for the site in the Comprehensive Plan. All subdivision and zoning code regulations are met. Staff recommends approval of the revised preliminary plat.

This item is scheduled for review and a recommendation by the Planning and Zoning Commission at their meeting on July 7 prior to City Council consideration.

### Attachments

cc: Sam LaHood

# CITY OF WASHINGTON, ILLINOIS

## **PRELIMINARY PLAT REVIEW CHECKLIST**

**NAME OF SUBDIVISION** Trails Edge Sections 9 and 10  
**OWNER OF SUBDIVISION** Washington Trails Edge, LLC  
**ADDRESS OF OWNER** 3303 N. Main St.  
**CITY** East Peoria **State** IL **Zip** 61611  
**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** 6/14/21

**WHAT IS THE ZONING CLASSIFICATION OF THIS SUBDIVISION?** 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.

<b><u>NO.</u></b>	<b><u>REQUIREMENT</u></b>	<b><u>YES</u></b>	<b><u>NO</u></b>	<b><u>N/A</u></b>
1.	Application for Subdivision with Owner and Developer Identified.	x		
2.	15 copies of Preliminary Plat.	x		
3.	Submitted No Later Than the 15 <sup>th</sup> 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 to 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 to 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		

<b><u>NO.</u></b>	<b><u>REQUIREMENT</u></b>	<b><u>YES</u></b>	<b><u>NO</u></b>	<b><u>N/A</u></b>
10.	Lot lines and Sizes, Block and Lot numbers and Minimum Building Setback Lines.	x		
11.	Easements on and Adjacent to 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

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**FOR CITY OF WASHINGTON USE ONLY**

**Reviewer:** Jon Oliphant

**Date of Plat Submittal:** 6/14/21

**Date of Review:** 6/21/21

**Date to Go Before Planning and Zoning Commission:** 7/7/21

**Comments to Planning and Zoning Commission:** See the attached memo

**Recommendation of Planning and Zoning Commission:**

TO: Sam LaHood, PE

FROM: David Wright, P.E., PTOE

DATE: 14 June 2021

RE: **Trip Generation Statement**  
**Trails Edge Subdivision, Washington, IL**

## Introduction

This memorandum serves as a Trip Generation Statement for the proposed last phase of Trails Edge Subdivision in Washington, Illinois. The parcel is located along the north side of Kingsbury Road, between Patricia Street and Grandyle Drive. The development can accommodate up to 47 single-family lots with a minimum of 65 feet of frontage. The proposed configuration is 22 single-family lots with a minimum of 65 feet of frontage and 30 zero lot-line single family lots with a minimum of 100 feet of frontage, totaling 52 single family homes. Following is a trip generation comparison between the two configurations.

## Trip Generation

The *ITE Trip Generation Manual 10th Edition* was used to estimate the projected trips by these developments (attached).

Table 1 contains the summary of the land uses and sizes used for the current configuration.

Table 1 - ITE Trip Generation								
Average Weekday Driveway Volumes					AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Size		Daily Trips	Enter	Exit	Enter	Exit
Single-Family Housing	210	52	Dwelling Units	570	11	31	34	20

Table 2 contains the summary of the land uses and sizes used for the 47 lot configuration.

Table 2 - ITE Trip Generation								
Average Weekday Driveway Volumes					AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Size		Daily Trips	Enter	Exit	Enter	Exit
Single-Family Detached Housing	210	47	Dwelling Units	519	10	28	31	18

# TRAFFIC IMPACT

GROUP, LLC

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As shown, the proposed trip generation is only minimally higher than the original configuration for the number of total trips anticipated. There are only 51 added daily trips, with AM peak hour trips added of 1 entering and 3 exiting and PM peak hour trips added of 3 entering and 2 exiting.

Please do not hesitate to contact me at 312.343.2151 with any questions.

Project Information	
Project Name:	Trails Edge Addition
No:	
Date:	6/10/2021
City:	Washington
State/Province:	Illinois
Zip/Postal Code:	
Country:	
Client Name:	
Analyst's Name:	DAW
Edition:	Trip Gen Manual, 10th Ed

Land Use	Size	Weekday		Weekday, AM Peak Hour		Weekday, PM Peak Hour	
		Entry	Exit	Entry	Exit	Entry	Exit
<b>210 - Single-Family Detached Housing (General Urban/Suburban)</b>	52 Dwelling Units	285	285	11	31	34	20
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		285	285	11	31	34	20
<b>Total</b>		285	285	11	31	34	20
<b>Total Reduction</b>		0	0	0	0	0	0
<b>Total Internal</b>		0	0	0	0	0	0
<b>Total Pass-by</b>		0	0	0	0	0	0
<b>Total Non-pass-by</b>		285	285	11	31	34	20

Project Information	
Project Name:	Trails Edge Addition
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Date:	6/10/2021
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Zip/Postal Code:	
Country:	
Client Name:	
Analyst's Name:	DAW
Edition:	Trip Gen Manual, 10th Ed

Land Use	Size	Weekday		Weekday, AM Peak Hour		Weekday, PM Peak Hour	
		Entry	Exit	Entry	Exit	Entry	Exit
<b>210 - Single-Family Detached Housing (General Urban/Suburban)</b>	47 Dwelling Units	260	259	10	28	31	18
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		260	259	10	28	31	18
<b>Total</b>		260	259	10	28	31	18
<b>Total Reduction</b>		0	0	0	0	0	0
<b>Total Internal</b>		0	0	0	0	0	0
<b>Total Pass-by</b>		0	0	0	0	0	0
<b>Total Non-pass-by</b>		260	259	10	28	31	18





