

# 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: Williams Subdivision Preliminary Site Plan – Private Street Request  
DATE: August 24, 2021

Attached is a preliminary subdivision plan for Williams Subdivision. A single-family house currently sits on approximately 7.5 acres at 501 School Street. The owner, Harry Williams, is considering subdividing the property into 12 additional single-family lots. Please note that this is not a preliminary plat at this point but rather a preliminary site plan.

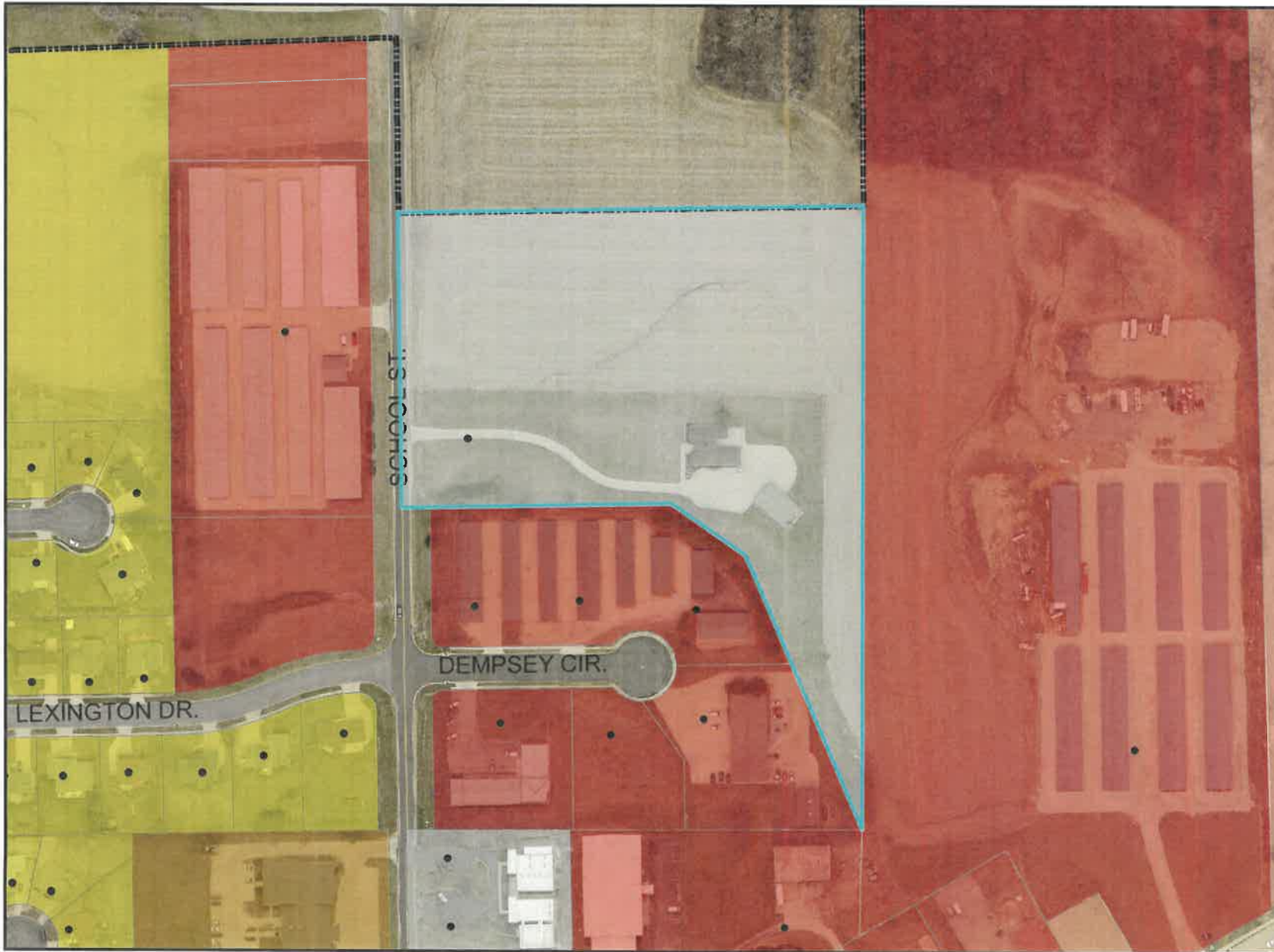
The property is currently zoned AG-1 (Agriculture). While single-family residential is a permitted use in the AG-1 district, the minimum lot size (two acres) and minimum lot width (200 feet) significantly restrict subdivision opportunities, particularly within an area with access to both City water and sewer. The property would need to be rezoned at a later time to either R-1A (Single-Family Residential) or R-1 (Single- and Two-Family Residential) to accommodate additional residential lots.

With the exception of Lot 1, which would have access from School Street, and the existing house, Mr. Williams proposes for each of the lots to be serviced by a private drive whose maintenance would be the responsibility of the individual lot owners. Mr. Williams intends to only offer the lots to family members. The cul-de-sac length would be less than 600', which is the maximum allowable by the subdivision code. The subdivision code requires that all residential lots have access and frontage on a public street. The 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."

Allowing a private road and eliminating the need for maintenance and snow plowing by the City is understandable. Restrictive covenants will be recorded that outline the ownership and maintenance. 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. If approved, this would be identical to the private road that was approved earlier in the year as part of Cedar Lakes Subdivision that is located near Grange Road and US 24. While outside of the city limits, the property is in the City's 1.5 mile extraterritorial planning jurisdiction.

As a result, **staff would recommend the allowance for a private street** as part of a potential future Williams Subdivision. The Planning and Zoning Commission will hear this request at its meeting on September 1. Consideration of a possible rezoning request and preliminary plat would be considered in the future depending on the allowance of the private street.

Attachments



**CITY OF  
WASHINGTON**  
TAEWELL COUNTY, ILLINOIS

**LOCATION MAP**



**Legend**

- AG-1 (Agriculture)
- CE (Country Estates)
- R-1A (Single Family Residential)
- R-1 (1-2 Family Residential)
- R-2 (Multifamily Residential)
- C-1 (Local Retail)
- C-2 (General Retail)
- C-3 (Service Retail)
- I-1 (Light Industrial)
- I-2 (Heavy Industrial)
- City\_Limit\_Washington



*Prepared by the City of Washington  
Department of Planning and Development*

*Printed: August 24, 2021*





**PRELIMINARY SITE PLAN**

## WILLIAMS SUBDIVISION

501 SCHOOL STREET  
WASHINGTON, ILLINOIS 61571  
CLIENT: HARRY WILLIAMS

ISSUED  
07-30-2021

PRELIM. SITE PLAN

**PRELIMINARY**  
**\*NOT FOR CONSTRUCTION\***

# PRELIM SITE PLAN

PROJECT NO	XX-XX-XXX
DATE	07-30-2021
SURVEYED	DESIGNED
N/A	SM
DRAWN	APPROVED
SM	N/A

SHEET



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

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August 9, 2021

To whom it may concern,

Mr. Mike Cochran has reached out to me and asked for my opinion of the plans for a future residential development off of School Street to be known as Williams Subdivision which calls for the construction of a private lane to serve 13 residential lots.

The existing parcel where Williams Subdivision is to be built is located at the boundary of the city limits of the City of Washington and Washington Township and the surrounding township roads would be able to accommodate the traffic generated from the 13 proposed residential lots.

Sincerely,

Scott Weaver  
Washington Township Highway Commissioner