



CITY OF WASHINGTON, ILLINOIS

City Council Agenda Communication

Meeting Date: August 16, 2021

Prepared By: Jon Oliphant, AICP, Planning & Development Director
Dennis Carr, PE, City Engineer

Agenda Item: Preliminary Plat Resolution – Trails Edge Sections 9 and 10

Explanation: 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 acres 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 (PZC) meeting before being tabled. The current proposed version was discussed at the July PZC meeting. 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. The project engineer has committed to adding some detention to this project that would be above and beyond what the City Code requires. All construction plans are reviewed by the City Engineer and must conform with the drainage regulations in the City Code. A memo from the City Engineer addressing the stormwater drainage control for Sections 9 and 10 is attached with this memo. 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 original 2001 preliminary plat planned for 325 single-family lots and 41 duplex lots (82 units) for a total of 407 units. Upon build-out including the proposed preliminary plat for Sections 9 and 10, there would be 342 single-family lots and 32 duplex lots (64 units) for a total of 406 units.

Fiscal Impact: Property tax generation is minimal currently as a result of this being undeveloped land. The build-out of the proposed units would figure to conservatively generate \$200,000 in annual property tax revenue, which is divided proportionally between each taxing body based on its tax rate. The City would be responsible for the cost associated with the long-term maintenance of the roads.

Recommendation/

Committee Discussion Summary: The proposal remains consistent with the recommendation for the site in the Comprehensive Plan. Additionally, given that the preliminary plat meets the subdivision and zoning code regulations, staff recommends approval of the revised plat. The PZC's vote of 2-2-1 at the July meeting serves as a recommendation to deny approval. The primary concern of the PZC was there not being sufficient information to evaluate the increased residential density's impact on existing storm water control facilities, including storm water retention basis or sufficient

information to evaluate whether the plat complies with Chapter 53 (Storm Water Runoff Control) of the City Code. Several residents who attended the PZC meetings expressed concerns with drainage and increased traffic. Following notification to the applicant of the PZC's decision within 15 days of its meeting, the subdivision code allows the applicant the option of requesting the PZC to reconsider the plat or to request the Council to consider the plat with the PZC's denial recommendation. The developer has requested that this be placed on the Council's agenda.

Action Requested: A vote on the attached resolution is scheduled for the August 16 City Council meeting.



CITY OF WASHINGTON, ILLINOIS

City Council Communication

Meeting Date: August 9, 2021

Prepared By: Dennis Carr, P.E. – City Engineer

Agenda Item: Trails Edge 9&10 Drainage

Background:

This memorandum analyzes the storm water drainage requirements set forth in the City's Code of Ordinances ("Code") and applies those requirements to the preliminary plat submitted by Washington Trails Edge LLC ("Developer") for the area to be known as Trails Edge Sections 9 and 10 ("Proposed Development"). Section 152.024 of the Code incorporates Chapter 53 "Stormwater Runoff Control" as part of the City's Subdivision Code.

25 Year Rainfall Event Requirement

Section 53.004(A) of the City's Code of Ordinances requires a subdivision's storm water drainage system, including storm sewers, to drain the subdivision development and all other upstream areas that are tributary to the development for a 25-year rainfall event. Furthermore, upstream areas are to be calculated as if they were fully developed according to the City's Land Use Plan. Section 53.004(C) sets forth the technical requirements for stormwater detention.

Like most residential subdivisions, the Trails Edge subdivision was developed in multiple phases over a period of years. The Trails Edge subdivision includes a detention basin located northeast of the Kelsey/Anne intersection designed to comply with the Code Section 53.004 by detaining a 25-year rain event while releasing an undeveloped 2-year rainfall event. When a rainfall event excess a 50-year event, the detention basis is designed to engage a spillway built for a 100-year event. Although including more imperious surfaces with the additional zero-lot line duplexes than a preliminary plat approved by the City in 2014, the Proposed Development still complies with the requirements of Section 53.004 without the construction of any additional detention basin.

100 Year Rainfall Event Requirement

Section 53.005 of the Code requires a subdivision to include a flood route consisting of natural and/or man-made surface channels to provide sufficient capacity to convey through a development stormwater runoff (including from all upstream tributary areas) at a peak rate of a 100-year rain event. Most subdivisions satisfy this Code requirement through a surface level drainage easement so long as the water does not overtop curbs.

Sections 1-8 of Trail Edge satisfy the Section 53.005 requirement primarily with surface drainage easements. The Proposed Development can satisfy these requirements without any variance from Code requirements. However, the Developer communicated to City staff that the Developer believed that stormwater control measures beyond the Code requirements is prudent to minimize the impact of heavy rain events on the Proposed Development and other portions of the Trails Edge subdivision due to the

flatness of the Proposed Development. Some control measures considered included higher curb height and flatter pavement cross slope which were discussed at the April Committee of the Whole Meeting.

Voluntary Stormwater Control Design Considerations

The Proposed Development considered at the August 2, 2021 City Council meeting included design features that went beyond the Code requirements, including additional inlets and some slight profile changes were made that would keep the water in the curb lines without the need to increase the curb height or flatten the cross slope. If incorporated in the construction, the streets in the Proposed Development would also act as a detention pond, holding the water until the existing storm sewer in place could remove the water, decreasing the runoff onto adjacent properties along Debates, Grandyle, and Patricia by diverting the water into the roadway and ultimately into the storm sewer. To be clear, the design features brought forward at the April Committee of the Whole, are not required to comply with the Code's Chapter 53 stormwater control requirements. They do act as a benefit to the resident by keeping the stormwater in the roadway and not in the yards in a surface drainage easement.

Comments made during the August 2 City Council meeting expressed concern the Proposed Development will negatively impact stormwater management in the Trails Edge area. The Developer met with City staff on August 4 to discuss potential additional stormwater control measures beyond the City Code requirements. The Developer proposes to modify the Proposed Development to include a surface drainage easement in the Proposed Development that will serve as temporary detention (see attached depiction of the preliminary drainage easement).

Recommendation Summary and Action Requested: Staff has determined the Proposed Development complies with the Code's stormwater control requirements. Developer has voluntarily offered to include additional stormwater control measures not required by the City Code. Staff recommends approval of the preliminary plat.

RESOLUTION NO. _____

**RESOLUTION APPROVING THE
PRELIMINARY PLAT FOR
TRAILS EDGE SUBDIVISION SECTIONS 9 AND 10**

WHEREAS, the Developer of Trails Edge Subdivision Sections 9 and 10 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.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, that the Preliminary Plat of Trails Edge Subdivision Sections 9 and 10 is hereby approved.

Dated this sixteenth day of August, 2021.

Ayes: _____

Nays: _____

Mayor

Attest:

City Clerk



AUSTIN ENGINEERING CO., INC.
 Consulting Engineers / Surveyors
 220 Emerson Place, Suite 101A
 Davenport, Iowa 52801
 Certificate No. CS131338



TRAILS EDGE SECTION 9 & 10

DEBATES ST. (SEC. 9) & STEPHANE CT. (SEC. 10)

WASHINGTON, ILLINOIS 61571
 CLIENT: TRAILS EDGE DEVELOPERS LLC

CONCEPTUAL STORMWATER EXHIBIT

PROJECT NO. 19-21-028
 DATE 09-04-2021

CONCEPTUAL
 NOT FOR CONSTRUCTION

CONCEPTUAL STORMWATER EXHIBIT

PROJECT NO. 19-21-028
 DATE 09-04-2021
 DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DRAWN BY: [Signature]
 APPROVED BY: [Signature]

SHEET

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.

<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 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		

<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 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

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: 2-2-1 (serves as a recommendation to deny approval)

TRAFFIC IMPACT

GROUP, LLC

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

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
210 - Single-Family Detached Housing (General Urban/Suburban)	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
Total		285	285	11	31	34	20
Total Reduction		0	0	0	0	0	0
Total Internal		0	0	0	0	0	0
Total Pass-by		0	0	0	0	0	0
Total Non-pass-by		285	285	11	31	34	20

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
210 - Single-Family Detached Housing (General Urban/Suburban)	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
Total		260	259	10	28	31	18
Total Reduction		0	0	0	0	0	0
Total Internal		0	0	0	0	0	0
Total Pass-by		0	0	0	0	0	0
Total Non-pass-by		260	259	10	28	31	18



