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: Williams Subdivision Preliminary Plat

DATE: February 21, 2022

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

Summary: Attached is a preliminary plat for Williams Subdivision. A single-family house currently sits on approximately 7.5 acres at 501 School Street. The owners, Harry and Georgette Williams, have proposed subdividing the property into 12 additional single-family lots. Staff recommends approval of the plat as detailed below.

Background: The property is currently zoned R-1 (Single-Family Residential) after it was rezoned in December 2021. With the exception of Lot 1, which would have access from School Street, and the existing house, each of the lots would be serviced by a private drive whose maintenance would be the responsibility of the individual lot owners. The PZC approved the allowance of a private street in September 2021. The intention is for the lots to only be offered to Williams family members. The cul-de-sac length would be less than 600', which is the maximum allowable by the subdivision code.

The proposed preliminary plat meets all City subdivision code requirements. Twelve additional single-family lots are proposed ranging in size from 0.287-0.591 acres. While not consistent with the Comprehensive Plan's future land use recommendation of General Commercial, this property is more suitable for residential given its location about 0.25 miles north of Route 8 and on a two-lane major collector road. The existence of a single-family house on the parent tract also makes it more appropriate for residential. The future land use figures to change upon the adoption of the new plan that is currently being drafted.

As a result, <u>staff recommends approval of the preliminary plat for Williams Subdivision</u>. The Planning and Zoning Commission will hear this request at its meeting on March 2. A resolution is tentatively scheduled to be placed on the City Council's agenda for its meeting on March 7.

Attachments

CITY OF WASHINGTON, ILLINOIS

PRELIMINARY PLAT REVIEW CHECKLIST

NAME OF SUBDIVISION Williams Subdivision

OWNER OF SUBDIVISION Harry and Georgette Williams

ADDRESS OF OWNER 501 School St.

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 2/9/22

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>	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.	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.	х		

<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.	Х		
11.	Easements on and Adjacent to the Site, with Purpose, Location and Dimensions.	х		
12.	Streets and Roads on and Adjacent to the Site, Including Location, Name, and Right-of-Way Width.	Х		
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.	х		
15.	Registered Land Surveyor's Certificate.	X		
16.	Plat Officer's Certificate.	х		
17.	City Clerk's Certificate.	Х		
18.	Scale not Smaller than 100' Per Inch.	X		
19.	Title, North Arrow, and Date.	х		
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: 2/9/22 Date of Review: 2/15/22

Date to Go Before Planning and Zoning 3/2/22

Commission:

Comments to Planning and Zoning

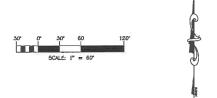
See the attached memo

Commission:

Recommendation of Zoning Planning

Commission:





BUILDING SETBACK LINE (BSL) ----- EXISTING PROPERTY LINE _____ SECTION LINE 60.00 -O MEASURED OR COMPUTED DIMENSION PRIVATE DRIVEWAY AREA TO BE CONVEYED TO THE CITY OF WASHINGTON 0 1/2" IRON PIPE SET • SECTION CORNER ____ FO ___ EXISTING FIBER EXISTING SANITARY HAIN

SUBDIVISION BOUNDARY

LEGAL DESCRIPTION OF OVERALL TRACT TO BE RECORDED AS "WILLIAMS SUBDIMISION" (DOC. NO. 9925519):

PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 25 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERDIAN, TAZEMELL COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENSING AT THE CENTER OF SAID SECTION 20, THENCE NORTH 00 DEGREES 12 MINUTES 41 SECONDS CAST 460.0 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 00 DEGREES 12 MINUTES 41 SECONDS CAST 460.14 FEET, THENCE SOUTH 09 DEGREES 12 MINUTES 99 SECONDS MAST 683.64 FEET, THENCE SOUTH 09 DEGREES 52 MINUTES 99 SECONDS MEST 868.61 FEET, THENCE NORTH 20 DEGREES 51 MINUTES 45 SECONDS WEST 425.00 FEET, THENCE NORTH 59 DEGREES 65 MINUTES 45 SECONDS WEST 425.00 FEET, THENCE NORTH 59 DEGREES 65 MINUTES 19 SECONDS WEST 329.00 FEET, THENCE NORTH 39 DEGREES 47 MINUTES 19 SECONDS WEST 329.00 FEET, THENCE NORTH 39 DEGREES 47 MINUTES 19 SECONDS WEST 329.00 FEET, THENCE NORTH 39 DEGREES 47 MINUTES 19 SECONDS WEST 329.00 FEET, THENCE NORTH 39 DEGREES 47 MINUTES 19 SECONDS WEST 329.00 FEET WITH A PART OF THE NORTH MAST COUNTY OF TREMENT AND STATE OF THE NORTH LAND OF JETCHENCH AND STATE OF THENOTE.

PERMANENT PARCEL NO.: 02-02-20-200-023

PRIVATE DRIVEWAY NOTE:

OWNESSHIP AND MAINTENANCE OF THE PRIVATE DRIVE SHALL BE DIVIDED EQUILITY AMONGST THE INDIVIDUAL LOT OWNESS AND WILL ALSO SERVE AS AN ACCESS AND UTILITY RESPECTATION FAIRLY BE RESPECTED ACCORDS THIS PRIVATE DRIVE FOR THE USE OF ALL LOTS IN THIS SUBDIVISION. DEVALS MILL BE OUTLINED IN THE DECLARATION OF RESTRICTIONS FOR "WILLIAMS SUBDIVISION" TO BE FILED IN THE TAXEMELL COUNTY RECORDERS OFFICE.

GENERAL NOTES:

LEGEND

AREA OF WILLIAMS SUBDIVISION = 7.5 ACRESA. PROPERTY BEING SUBDIVIDED IS PIN 02-02-20-200-023

_____ W____ EXISTING WATER LINE

THE NUMBERS, SIZES, SHAPES, AREAS, AND DIMENSIONS OF THE LOTS SHOWN HEREON ARE APPROXIMATE. THE ACTUAL CONFIGURATION OF THE LOTS WILL BE AS SHOWN ON THE "FINAL PLAY, "UTILITIES, WITHIN UTILITY BENEFITS, MAY BE CONSTRUCTED ON LOTS, WHICH WILL BE SHOWN ON CONSTRUCTION PLAYS" TO BE FILED WITH THE CITY OF WASHINGTON ENGREENING DEPAYMENT.

BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, STATE PLANE WEST ZONE 1202

CONTOURS SHOWN HEREON ARE BASED NAVO 1986 AND 2012 TAXEWELL COUNTY LIDAR.

ENGINEER: DEVIN L. BIRCH AUSTIN ENGINEERING CO., INC. 311 SW WAITES STREET, STE. 215. PEDRIAL, II. 61602 (309) 691-0224

SURVEYOR: MICHAEL P. COCHRAN AUSTIN ENGINEERING CO., BNC. 311 SW WATER STREET, STE 215. PEORIA, IL 61602 (309) 691-0224

OWNER: HARRY & GEORGETTE WILLIAMS 501 SCHOOL STREET WASHINGTON, IL 61571

ZONING: ZONED CITY R-1 (CITY OF WASHINGTON, ILLINOIS). UTILITY EASEMENTS: UTILITY EASEMENTS (MIN. 10" WIDTH) WILL BE PROVIDED ON THE FINAL PLAT TO PROPERLY SERVE THE SUBDIVISION WITH ALL AVAILABLE UTILITIES.

DETENTION: STORM WATER DETENTION AND EROSION CONTROL FACILITIES WILL BE PROVIDED IN ACCORDANCE WITH APPLICABLE REGULATIONS IN THE GENERAL LOCATION SHOWN ON THE "CONSTRUCTION PLANS".

NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE PEDERAL EMERGENCY HAVAGEMENT AGENCY (FEMA).

THIS PROPERTY IS LOCATED WITHIN THE WASHINGTON GRADE SCHOOL DISTRICT 51 AND THE WASHINGTON HIGH SCHOOL DISTRICT 300.

PLAT OFFICER'S AND PLANNING AND ZONING COMMISSION'S CERTIFICATE

PLAT OFFICER CHAIRMAN, PLANNING COMMISSION

CITY CLERK'S CERTIFICATE

CITY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) 55

WE, THE AUSTIN ENGINEERING CO., INC., CML ENGINEERS AND LAND SURVEYORS, DO HERREY CERTIFY THAT WE HAVE PREPARED THE ABOVE PRELIMINARY PLAT OF "MILLIAMS SUBDIMISION", A SUBDIMISION OF A PART OF THE NORTHEAST QUARTER OF SECTION THYENTY (20 TOWNSHIP THYENTY-SU, (26) NORTH, RANGE THREE (3) WEST OF THE THREE PREMICIPAL MEEDIAM AND THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIMISION AS BRAWN TO A SCALE OF ONE (1) INCH EQUALS SXITY (60) FRET.

WE FURTHER CERTIFY THAT THE ABOVE SUBDIMSION IS LOCATED WITHIN OF 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

DATED AT PEORIA, ILLINOIS THIS 9TH DAY OF FEBRUARY, 2022.

AUSTIN ENGINEERING CO., INC.

HICHAEL P. COCHRAN ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3679 AUSTIN ENGINEERING COMPANY, INC. (309) 691-0224 8100 N. UNIVERSITY ST., PEDRIA, IL. 61815



AUSTIN E Consulting Er 311 SW Wate Peoria, Illinois

V ENGINEERING (Finding of Engineers / Surveyors dater St., Suite 215 and set 6602 or 184-001143

NC.

Z DINISIO 20, TOWNSHIP 26 P TAZEWELL COUNTY, SUBDIMISION UBI S S IAM OF THE NORTHE

02/09/2022 PRELIM PLAT

MIL

PRELIMINARY **SUBDIVISION PLAT**

PROJECT NO	70-21-03
DATE	02/09/202
SURVEYED	JAG/JOG
CHECKED	JAB
APPROVED	MPC
SHEET	
1	OF '

A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 26 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS

90.00* 90.00 60.00 riot for ROW) LOT 13 4º LÓT 12 LOT 11 LOT 9 LOT 8 LOT 7 # 0.295 AC 0 (65, PIN: 02-C OWNER: E ADDRESS: AREA 2+00 PRIVATE DRIVEWAY 0.367 AC 110.00° NO5*10'50'E 101.93 1-65.25 LOT 2 LOT 3 TE LOT 6

LOT 5 1-60.18 OWNER: HARRY M. WILLIAMS ADDRESS: 501 SCHOOL ST. AREA = 7.50 ACRES 20.18 ZONED R-1 (AGRICULTURE)

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N89 47 19 W 385.00

RAGAN COURT

(60' ROW)

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24.00" "EXISTING

1589'47'12'E 96.67'

LOT 1

0.403 AC

LEXINGTON DRIVE

9

2

(60° ROW)

.8729 TVV7

P.O.C. CENTER OF SEC 20. T26N, R3W, 3RD PM

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