

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, **staff recommends approval of the preliminary plat for Williams Subdivision**. 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 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 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>	<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: 2/9/22

Date of Review: 2/15/22

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

Comments to Planning and Zoning Commission: See the attached memo

Recommendation of Zoning Planning Commission:



**CITY OF
WASHINGTON**
TAEZEWELL 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)



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

Printed: February 22, 2022

