



## **CITY OF WASHINGTON, ILLINOIS**

### **City Council Agenda Communication**

**Meeting Date:** July 18, 2022

**Prepared By:** Jon Oliphant, AICP, Planning & Development Director

**Agenda Item:** Resolution – Oak Creek Subdivision Preliminary Plat Extension

**Explanation:** Attached is the preliminary plat and checklist for Oak Creek Subdivision (please note that this was titled “Oak Creek Subdivision Section 7”). This was originally approved by the City Council on January 19, 2016. Preliminary plats are valid for five years per Chapter 152.011(A) of the City Code. The City Council can extend the period that the preliminary plat remains in effect by request of the subdivider. Steve Byers of Ora 7 Development Partners, LLC, who recently purchased the remaining undeveloped land in Oak Creek, asks that the plat be extended for five years to allow for the future build-out of the remaining 8.92-acres to create 19 single-family lots.

There are no changes to what was approved in 2016 and the preliminary plat continues to meet the requirements stated within the Subdivision Code. The proposal remains consistent with the recommendation for the site in the Comprehensive Plan. Staff anticipates the submittal of a final plat in the near future, which will be Oak Creek Section 8.

**Fiscal Impact:** N/A

**Recommendation/**

**Committee Discussion Summary:** Staff recommends approval of the resolution to grant a five-year extension of the preliminary plat for Oak Creek Subdivision.

**Action Requested:** Approval of the resolution at the July 18 City Council meeting.

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION APPROVING THE EXTENSION OF THE  
PRELIMINARY PLAT FOR  
OAK CREEK SUBDIVISION**

**WHEREAS,** preliminary plats are valid for five years per Chapter 152.011(A) of the Municipal Code, and

**WHEREAS,** the developer of Oak Creek Subdivision has requested an extension of the preliminary plat approved by the Washington City Council on January 19, 2016, and

**WHEREAS,** the City Plat Officer has reviewed the preliminary plat and determined that it substantially conforms with the previously approved preliminary plat.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS,** that the Preliminary Plat for Oak Creek Subdivision is hereby extended for five years.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

# CITY OF WASHINGTON, ILLINOIS

## PRELIMINARY PLAT REVIEW CHECKLIST

NAME OF SUBDIVISION Oak Creek Subdivision  
OWNER OF SUBDIVISION Ora 7 Development Partners, LLC  
ADDRESS OF OWNER 1202 W. Monroe St.  
CITY Chicago State IL Zip 60607  
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 12/15/15

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 <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 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 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 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:** 12/15/15

**Date of Review:** 12/16/15

**Date to Go Before Planning and Zoning Commission:** 1/6/16

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

**Recommendation of Planning and Zoning Commission:** Approve

# SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF PEORIA } SS

WE, THE AUSTIN ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE PREPARED THE ABOVE PRELIMINARY PLAT OF "OAK CREEK, SECTION 7", A SUBDIVISION OF A PART OF THE NW QUARTER OF SECTION TEN (10), TOWNSHIP TWENTY-SIX (26) NORTH, RANGE THREE (3) WEST OF THE THIRD PRINCIPAL MERIDIAN AND THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS DRAWN TO A SCALE OF ONE (1) INCH EQUALS FIFTY (50) FEET.

WE FURTHER CERTIFY THAT THE ABOVE SUBDIVISION 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 HEREAFTER AMENDED.

DATED AT PEORIA, ILLINOIS THIS 14TH DAY OF DECEMBER, 2015.

AUSTIN ENGINEERING CO., INC.

BY MICHAEL P. COCHRAN  
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3879  
AUSTIN ENGINEERING COMPANY, INC. (309) 691-0224  
311 SW WATER ST., SUITE 215, PEORIA, IL 61602  
mcochrana@austineengineeringcompany.com



LICENSE EXPIRES NOVEMBER 30, 2016

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

STATE OF ILLINOIS }  
COUNTY OF TAZEWELL } SS

THIS PRELIMINARY PLAT OF "OAK CREEK, SECTION 7", ON THE DAY OF RECEIVED THE RECOMMENDATION OF THE CITY OF WASHINGTON PLAT OFFICER AND PLANNING COMMISSION. THIS RECOMMENDATION IS SUBJECT TO ACCEPTANCE OR REJECTION BY CITY COUNCIL WITHIN THIRTY (30) DAYS AFTER ITS FIRST REGULAR SCHEDULED MEETING.

CHAIRMAN, PLANNING COMMISSION

PLAT OFFICER

## CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF TAZEWELL } SS

I, PATRICIA S. BROWN, CLERK OF THE CITY OF WASHINGTON, ILLINOIS, DO HEREBY CERTIFY THAT BY MOTION OF THE CITY COUNCIL OF THE CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, AT A REGULAR MEETING HELD ON THE DAY OF 2015, THE PRELIMINARY PLAT OF "OAK CREEK, SECTION 7" WAS APPROVED.

CITY CLERK

## LEGEND

- BOUNDARY OF OAK CREEK, SECTION 7
- 700 --- EXISTING CONTOUR
- EASEMENT LINE
- BUILDING SETBACK LINE (30')
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE AND VALVE
- PROPOSED HYDRANT
- PROPOSED STORM SEWER
- PROPOSED DRAIN LINE
- EXISTING SANITARY SEWER
- EXISTING WATER LINE AND VALVE
- EXISTING HYDRANT
- EXISTING STORM SEWER
- (---) DIMENSION OF RECORD

TRACT BEING SUBDIVIDED IS  
PIN 02-02-10-100-007

OAK CREEK SUBDIVISION  
EXISTING SECTIONS 1-6 - 140 LOTS  
PROPOSED SECTION 7 - 35 LOTS  
TOTAL - 175 LOTS

## GENERAL NOTES:

AREA OF OAK CREEK, SECTION 7 - 12.901 ACRES.

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 PLAT". UTILITIES, WITHIN UTILITY EASEMENTS, MAY BE CONSTRUCTED ON LOTS, WHICH WILL BE SHOWN ON "CONSTRUCTION PLANS" TO BE FILED WITH THE CITY OF WASHINGTON ENGINEERING DEPARTMENT.

THE CONTOURS SHOWN HEREON HAVE BEEN OBTAINED FROM THE CITY OF WASHINGTON DEPARTMENT OF PLANNING AND DEVELOPMENT'S GEOGRAPHIC INFORMATION SYSTEM.

ENGINEER: JOHN D. MUHS  
AUSTIN ENGINEERING CO., INC.  
311 SW WATER ST., SUITE 215  
PEORIA, IL 61602  
(309) 691-0224

DEVELOPER: BOB FREDERICKS  
3622 N. KNOXVILLE AVE.  
PEORIA, IL 61603  
(309) 696-7135

ZONING: ZONED CITY R-1 (CITY OF WASHINGTON, ILLINOIS).

UTILITY EASEMENTS: UTILITY EASEMENTS 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 FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

STREETS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WASHINGTON STANDARDS.

ALL PROPOSED STREETS SHALL HAVE A RIGHT OF WAY WIDTH OF 60'.

THIS PROPERTY IS LOCATED WITHIN THE WASHINGTON GRADE SCHOOL DISTRICT 52 AND THE WASHINGTON HIGH SCHOOL DISTRICT 308.

## LEGAL DESCRIPTION OF TRACT TO BE RECORDED AS "OAK CREEK, SECTION 7"

A PART OF THE NORTHWEST QUARTER OF SECTION TEN (10), TOWNSHIP TWENTY-SIX (26) NORTH, RANGE THREE (3) WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 89°-53'-39" WEST (BEARING ASSUMED FOR THE PURPOSE OF DESCRIPTION ONLY), ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, 710.98 FEET TO THE EAST LINE OF OAK CREEK, SECTION TWO, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF SAID SECTION 10, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "QQ" AT PAGE 38 IN THE TAZEWELL COUNTY RECORDER'S OFFICE; THENCE NORTH 00°-06'-44" WEST, ALONG THE EAST LINE OF SAID OAK CREEK, SECTION TWO, 150.42 FEET TO THE SOUTH RIGHT OF WAY LINE OF SYCAMORE; THENCE NORTH 89°-53'-16" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 30.00 FEET TO THE EAST LINE OF SAID OAK CREEK, SECTION TWO; THENCE NORTH 00°-06'-44" WEST, ALONG SAID EAST LINE OF OAK CREEK, SECTION TWO AND THE EAST LINE OF OAK CREEK, SECTION THREE, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SAID SECTION 10, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "VV", AT PAGE 39 IN THE TAZEWELL COUNTY RECORDER'S OFFICE, 405.01 FEET TO THE SOUTHWEST CORNER OF OAK CREEK, SECTION FIVE, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SAID SECTION 10, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "BBB" AT PAGE 91 IN THE TAZEWELL COUNTY RECORDER'S OFFICE; THENCE NORTH 89°-53'-16" EAST, ALONG THE SOUTH LINE OF SAID OAK CREEK, SECTION FIVE, 163.51 FEET TO THE WEST RIGHT OF WAY LINE OF AUTUMN RIDGE; THENCE SOUTH 00°-06'-44" EAST, ALONG SAID WEST RIGHT OF WAY LINE, 32.69 FEET; THENCE NORTH 89°-53'-16" EAST, ALONG SAID SOUTH LINE OF OAK CREEK, SECTION FIVE, 163.51 FEET TO THE SOUTHWEST CORNER OF SAID OAK CREEK, SECTION FIVE; THENCE NORTH 00°-06'-44" WEST, ALONG THE EAST LINE OF SAID OAK CREEK, SECTION FIVE, 542.69 FEET TO THE SOUTHWEST CORNER OF OAK CREEK, SECTION SIX, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SAID SECTION 10, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "QQQ", AT PAGES 33 AND 34 IN THE TAZEWELL COUNTY RECORDER'S OFFICE; THENCE NORTH 89°-53'-16" EAST, ALONG THE SOUTH LINE OF SAID OAK CREEK, SECTION SIX, 190.00 FEET TO THE EAST RIGHT OF WAY LINE OF RUSTIC OAK DRIVE; THENCE NORTH 00°-06'-44" WEST, ALONG SAID EAST RIGHT OF WAY LINE, 30.63 FEET; THENCE NORTH 89°-53'-16" EAST, ALONG SAID SOUTH LINE OF OAK CREEK, SECTION SIX, 163.51 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 00°-39'-09" EAST, ALONG SAID EAST LINE, 1095.58 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 12.901 ACRES, MORE OR LESS.

## PRELIMINARY PLAT OF OAK CREEK SUBDIVISION SECTION 7

PRELIMINARY PLAT		AUSTIN ENGINEERING CO., INC.	
OAK CREEK, SECTION SEVEN		Consulting Engineers & Surveyors	
WASHINGTON, ILLINOIS		311 SW Water St., Suite 215	
FOR: BOB FREDERICKS		Peoria, Illinois 61602-1414	
DATE 12.14.15		License No. 184-001143	
SCALE 1" = 50'		PROJECT NUMBER 70-15-008	
BOOK		SHEET NO. 1 OF 1	