



## CITY OF WASHINGTON, ILLINOIS

### City Council Agenda Communication

**Meeting Date:** November 6, 2023

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

**Agenda Item:** Resolution – Cedar Lakes Subdivision Section Two Final Plat

**Explanation:** Attached is the final plat and corresponding checklist for Cedar Lakes Subdivision Section Two. It is located outside of the city limits but within the 1.5-mile extraterritorial planning jurisdiction and therefore, falls within the City's subdivision code regulations. It is near the East Peoria city limits but is to the east of the line that is part of the East Peoria-Washington Boundary Line Agreement for future annexation purposes. Tazewell County oversees the zoning of the property, which is R-1.

Joe LaHood owns a parcel totaling 59.62 acres at the terminus of Paris Lane, which is a rural section residential street immediately south of US 24 near its intersection with McClugage Road. Through his son, Sam, Mr. LaHood proposes to subdivide 19.643 acres of the property to allow for 11 residential lots ranging in size from 1-1.87 acres. The lots would be served by a septic system and a shared well, as is the case with the original section of Cedar Lakes. Each of the lots meet both the City's subdivision code and the County's zoning code regulations with the exception of a request to allow for two private roads and for the length of the one of the roads to exceed the City's maximum allowable of 600' for a dead-end street.

Mr. LaHood proposes for each of the lots to be serviced by private drives, whose ownership and maintenance would be divided equally amongst the individual lot owners as is the case with Woodhall Road in the original section of Cedar Lakes. The additional length of Paris Lane would be about 1,500'. The subdivision 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 a private drive or an ingress/egress easement." A longer cul-de-sac is also allowable "where unusual topography or other unique circumstances may allow greater length."

Mr. LaHood has indicated that the lots would be reserved for family or close friends to live near each other, which is the basis for asking for the private streets. Since the roads serve solely to provide access to the proposed lots, allowing private roads and eliminating the need for maintenance by Washington Township Road and Bridge is understandable. Furthermore, the Washington Township Road Commissioner is supportive of that request. Restrictive covenants will be recorded that outline the ownership and maintenance. The City, County, and Washington Township Road staffs have had language included on the plat and within a Roadway Easement and Maintenance Agreement to clarify that Washington Township Road and Bridge or the City, if annexed, would have ownership and maintenance responsibility. There is no reasonable connection to other nearby streets and as a result, there is also no objection to the extended length of the cul-de-sac. The roads would be 24' in width, which is the standard for rural section residential streets 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. Paris Lane would continue to be a publicly maintained road through its current terminus before it would revert to becoming a private road.

The PZC unanimously approved both of these requests as well as the recommendation for approval of the preliminary plat at its meeting on June 7. The County Land Use Committee approved the requests on June 13. The City Council approved the preliminary plat on June 19.

**Fiscal Impact:** The subdivision review fee is \$275. This must be paid prior to signing and recording the plats.

**Recommendation/**

**Committee Discussion Summary:** Staff recommends approval of the resolution for the Cedar Lakes Subdivision  
Section Two final plat.

**Action Requested:** Approval of the final plat resolution at the November 6 City Council meeting.

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

**RESOLUTION APPROVING THE  
FINAL PLAT FOR  
CEDAR LAKES SUBDIVISION SECTION TWO**

**WHEREAS,** the Developer of Cedar Lakes Subdivision Section Two has submitted a Final Plat to the City for approval, and

**WHEREAS,** the City Plat Officer has reviewed the Final Plat and recommends approval of the plat, and

**WHEREAS,** the Planning and Zoning Commission has previously recommended approval of the preliminary subdivision concept plan, and

**WHEREAS,** the final plat substantially conforms with the preliminary plat.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, TAZEVELL COUNTY, ILLINOIS,** that the Final Plat of Cedar Lakes Subdivision Section Two is hereby approved.

Dated this sixth day of November, 2023.

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

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

\_\_\_\_\_  
Mayor

Attest:

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

# CITY OF WASHINGTON, ILLINOIS

## FINAL PLAT REVIEW CHECKLIST

NAME OF SUBDIVISION Cedar Lakes Subdivision Section Two  
OWNER OF SUBDIVISION Joseph LaHood  
ADDRESS OF OWNER 540 Spring Creek Rd.  
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 FINAL PLAT TO THE CITY 10/25/23  
DATE OF CITY COUNCIL APPROVAL OF THE PRELIMINARY PLAT 6/19/23

WHAT IS THE ZONING CLASSIFICATION OF THIS SUBDIVISION? County 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 Requesting Plat Review.

<u>NO.</u>	<u>REQUIREMENT</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
1.	15 copies of Final Plat.	X		
2.	Plat Substantially Conforms to the Approved Preliminary Plat.	X		
3.	Submitted No Later Than 20 Days Before Regular Meeting of the City Council.	X		
4.	Legal Description and Area of Subdivision.	X		
5.	Subdivision Boundary Lines with Bearings and Dimensions to Primary Control Points, with Location and Description of all Monuments to Identify Points.	X		
6.	Easements On and Adjacent the Site, with Purpose, Location, and Dimensions.	X		
7.	Streets and Roads On and Adjacent to the Site, Including Location, Name, Right-of-Way Width, and Pavement Width.	X		
8.	Lot Lines and Sizes, Lot Areas in Acres, Block and Lot numbers, and Minimum Building Setback Lines.	X		

<b><u>NO.</u></b>	<b><u>REQUIREMENT</u></b>	<b><u>YES</u></b>	<b><u>NO</u></b>	<b><u>N/A</u></b>
9.	Names of Owners of Adjacent Unplatted Land	X		
10.	Names of Adjacent Platted Subdivisions.	X		
11.	Flood Hazard Areas and the Purpose for any Non-residential Sites.	X		
12.	Owner's Certificate Included on Plat, Signed and Notarized, Evidencing Free and Clear Ownership without Delinquent Taxes, Assessments, or Other Encumbrances	X		
13.	City Clerk's Certificate.	X		
14.	Plat Officer's Certificate.	X		
15.	County Clerk's Certificate.	X		
16.	County Plat Officer's Certificate, if required.	X		
17.	IDOT District Engineer's Certificate, if required.			X
18.	Township Road Commissioner's Certificate, if required.	X		
19.	County Highway Superintendent's Certificate, if required.			X
20.	Registered Land Surveyor's Certificate.	X		
21.	Drainage Acknowledgement Certificate Included on Plat or on Construction Plans.	X		
22.	IDNR Endangered Species Consultation Process Completed with Satisfactory Clearance.	X		
23.	Construction Plans and Specifications, Estimate of Expenditure, and Drainage Plans Approved by City Engineer.		X	
24.	Scale Not Smaller than 200 Feet Per Inch.	X		
25.	Title, North Arrow, and Date.	X		
26.	Surety Provided that Public Improvements will be Completed Satisfactorily.			X
27.	Bill of Sale Conveying Public Utilities			X
28.	Subdivision Fees and Development Fees Paid		X	

## FINAL PLAT FEES CALCULATION WORKSHEET

**Subdivision Review Fee.** For city review of final plats and construction plans and specifications the fee schedule is as follows:

Lots 1-10:	10	X \$25.00 =	250.00
Lots 11-20:	1	X \$20.00 =	20.00
Lots 21-40:		X \$17.50 =	
Lots 41 & Up:		X \$12.50 =	
Total Review Fee:			\$270.00

**Subdivision Development Fee.** For extensions, improvements, or upgrades to the municipal water and sanitary sewer systems needed to support future growth and development the fee schedule is as follows:

### **Residential Development:**

Total number of individual dwelling units in subdivision:  X \$1,792.00 =

### **Non-Residential Development:**

Total lot area in subdivision (in acres):  X \$5,344.00 =

**Other Fee(s).** Roadway improvement fees or other assessments as agreed upon by Annexation Agreement, Development Agreement, etc.

*NOTE: All applicable fees must be paid prior to final plat signing and recording.*

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## FOR CITY OF WASHINGTON USE ONLY

Reviewer: Jon Oliphant

Date of Plat Submittal: 10/25/23

Date of Review: 10/26/23

Date to Go Before City Council: 11/6/23

Comments to City Council:

Action of City Council:



WASHINGTON TOWNSHIP ROAD COMMISSIONER

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OWNERSHIP AND MAINTENANCE OF THE PRIVATE DRIVE SHALL BE DIVIDED EQUALLY AMONGST THE INDIVIDUAL LOT OWNERS AND WILL ALSO SERVE AS A PRIVATE DRIVE, SHARED WELL, WATER SERVICE LINE, STORM SEWER, SURFACE DRAINAGE & UTILITY UTILITY EASEMENT WHICH WILL BE RESERVED ACROSS THIS PRIVATE DRIVE FOR THE USE OF ALL LOTS IN THIS SUBDIVISION. DETAILS WILL BE OUTLINED IN THE DECLARATION OF ROADWAY EASEMENT AND MAINTENANCE AGREEMENT FOR "CEDAR LAKES SUBDIVISION, SECTION TWO" TO BE FILED IN THE TAZEWELL COUNTY RECORDER'S OFFICE.

CURVE TABLE			CURVE TABLE				LINE TABLE			
NUMBER	RADIUS	ARC LENGTH	NUMBER	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	NUMBER	DIRECTION	LENGTH
C1	(140.00)	(100.29)	C8	3900.00	427.69	S75°24'59"E	426.68	L1	S14°51'29"E	142.81
C2	(50.00)	(21.86)	C9	3900.00	183.98	S77°12'32"E	183.07	L2	S14°51'29"E	44.81
C3	(50.00)	(114.66)	C10	3900.00	244.61	S74°54'16"E	243.97	L3	S14°51'29"E	97.37
C4	(50.00)	(78.85)	C11	7.00	18.34	S29°58'38"E	8.40	L4	N14°51'29"W	142.81
C5	(50.00)	(14.82)	C12	460.00	227.95	S01°15'54"E	226.62	L5	N14°51'29"W	83.41
C6	(50.00)	(21.86)	C13	460.00	162.71	S02°37'02"W	161.93	L6	N14°51'29"W	45.40
C7	(200.00)	(69.72)	C14	480.00	86.06	S10°58'13"E	85.00	L7	S43°22'37"W	127.00
			C15	26.00	20.39	S04°39'44"W	20.00			
			C16	80.00	68.87	S08°30'21"E	68.80			
			C17	80.00	70.43	S75°01'10"E	66.45			
			C18	80.00	72.20	N35°02'59"E	67.82			
			C19	80.00	58.86	N25°41'42"W	56.53			
			C20	20.00	20.39	N34°19'45"W	20.00			
			C21	400.00	178.57	N01°56'49"W	178.27			
			C22	7.00	12.00	N69°58'20"E	10.58			
			C23	3900.00	847.22	S63°55'41"E	844.89			
			C24	3900.00	284.93	S63°47'36"E	284.86			
			C25	3900.00	236.17	S64°57'02"E	236.17			
			C26	3900.00	212.06	S61°38'36"E	212.03			
			C27	3900.00	212.06	S56°31'40"E	212.03			

**JON OLIPHANT, PLAT OFFICER**