

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: Cedar Lakes Subdivision Preliminary Plat/Minimum Frontage/Street Length Waiver Request
DATE: January 25, 2021

Attached is a preliminary plat for Cedar Lakes Subdivision. It is located outside of our city limits but within our 1.5-mile extraterritorial planning jurisdiction and therefore, falls within the City's subdivision code regulations. It is adjacent to 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 two parcels totaling 19.38 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 the property to allow for seven residential lots ranging in size from 2-3.12 acres. The lots would be served by a septic system and a shared well. 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 a private road and for the length of the road 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 Woodhall Road, which would be a private drive whose ownership and maintenance would be divided equally amongst the individual lot owners. The length would be about 1,400'. 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 by 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 a private street. Since the road serves solely to provide access to the proposed lots, allowing a private road 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. There is no reasonable connection to other nearby streets and as a result, there is also no objection to the length of the cul-de-sac. The road would be 24' in width, which is the standard for a rural section residential street 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.

As a result, **staff would recommend approval of the preliminary plat for Cedar Lakes Subdivision** as well as the allowances for a private street and a longer cul-de-sac. The Planning and Zoning Commission will hear this request at its meeting on February 3. Approval of the preliminary and final plats would be scheduled for a future City Council meeting, likely on February 15. The Tazewell County Land Use Committee will also consider the allowance of a private street and a longer cul-de-sac at its meeting on February 9.

Attachments

CITY OF WASHINGTON, ILLINOIS

PRELIMINARY PLAT REVIEW CHECKLIST

NAME OF SUBDIVISION Cedar Lakes Subdivision
OWNER OF SUBDIVISION Joseph LaHood
ADDRESS OF OWNER 24 LaHood Ln.
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 1/14/21

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 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 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

FOR CITY OF WASHINGTON USE ONLY

Reviewer: Jon Oliphant

Date of Plat Submittal: 1/14/21

Date of Review: 1/25/21

Date to Go Before Planning and Zoning Commission: 2/3/21

Comments to Planning and Zoning Commission: See the attached memo

Recommendation of Planning and Zoning Commission: Approve

CITY OF WASHINGTON
TAZEVELL COUNTY, ILLINOIS

LOCATION MAP



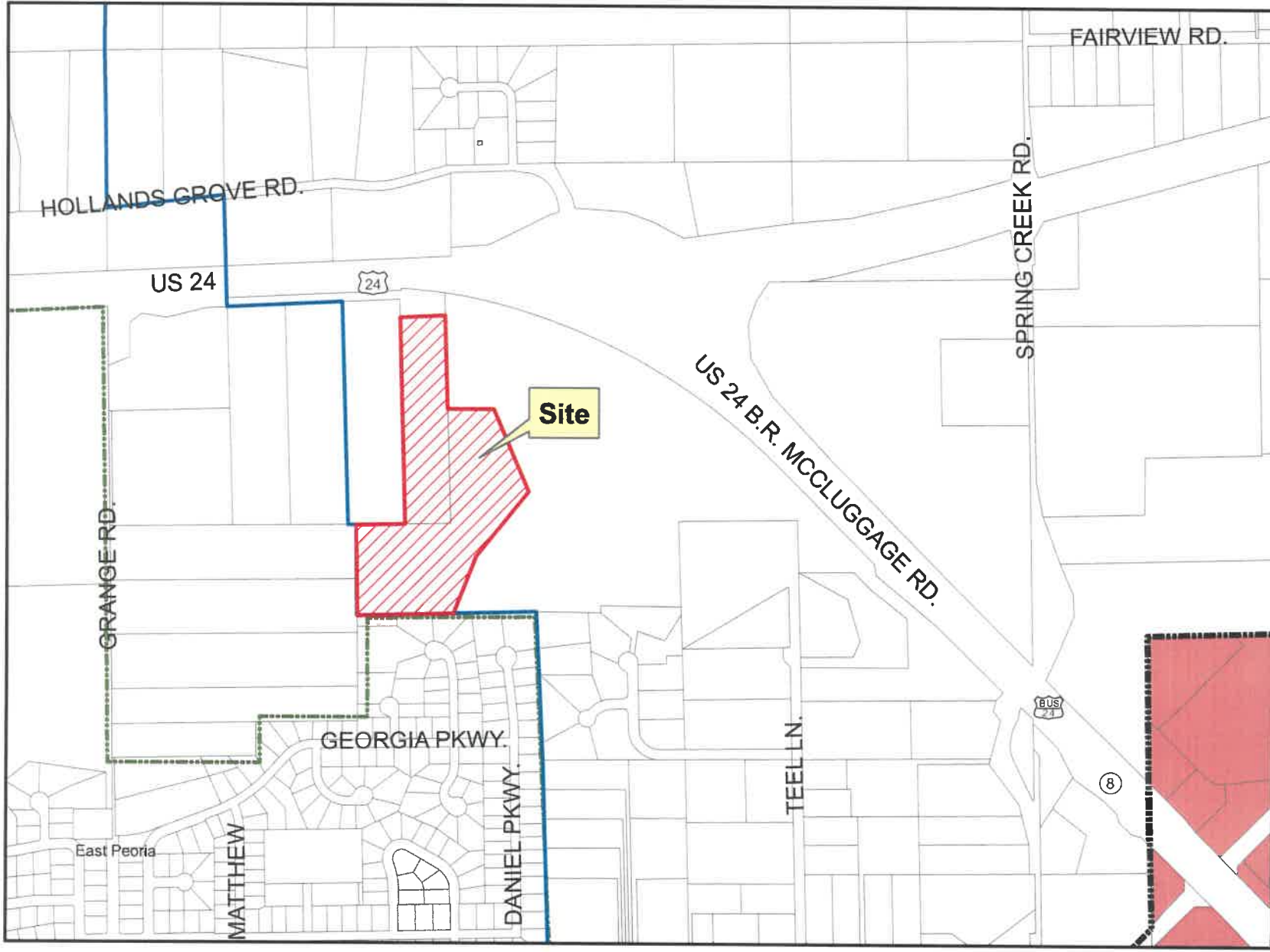
Legend

- EPWash Bound Agmt
- East Peoria City Limits
- Washington City Limits
- 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: January 27, 2021



Site



CITY OF WASHINGTON
 TAZEWELL COUNTY, ILLINOIS

LOCATION MAP



Legend

- EP/Wash Bound Agmt
- East Peoria City Limits
- Washington City Limits
- AG-1 (Agriculture)
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AUSTIN ENGINEERING CO., INC.

Consulting Engineers / Landscape Architects / Surveyors
Peoria, Illinois - Davenport, Iowa
austinengineeringcompany.com

Dear Planning and Zoning Committee and Council Members,

An agenda item in the upcoming meetings scheduled February 3rd will be Cedar Creek Subdivision private road variance request and I wanted to put myself out there to explain the proposal, field any concerns and answer any questions prior to our submittal on January 18th.

The site is located at the end of Paris Lane between Grange Road and Freedom Parkway, and very close to the Business Route 24 exit. The most desirable area is over 1,400 feet to the south and we have considered many options to access it. A series of flag lots would waste over 8 acres and a single-family condo association would make for extremely complicated financing. A private road is the most affordable and efficient option that we have.

Out of the 6 lots proposed we have already preliminarily reserved 5 of them for very close friends and family. Two of my brothers and I, our close friend and one of our cousins are already committed to build on these lots if they are allowed. We all range in age between 26 and 32 years old, and combined we have a total of 11 kids under 5 years old with two more expected this year. We are all extremely excited at the prospect of raising our kids so close to their grandparents, uncles, aunts, cousins and friends.

These lots are not being offered on the open market, my oldest brother Joey approached my dad about building a house here and the proposal has grown from 1 lot to 6 lots based on interest by other member of my family. To those who have asked to be included, Joe LaHood is discounting the proposed lot so that they can afford to move here much earlier in their lives. Joe has no interest in making a profit off the lot, and it is understood between all interested that these lots are not intended for the broader public market either as a spec home or as a resale 5 to 10 years down the road.

My brothers and I grew up on this farm camping, hunting, and venturing into the woods throughout our childhood. Being able to watch our own kids do the same would be a great gift to us all.

Thank you very much for considering this,

Samuel LaHood, E.I.



Tazewell County Highway Commission
Washington Township
58 Valley Forge Drive,
Washington, IL 61571

January 8, 2021

To whom it may concern,

Mr. Sam LaHood has reached out to me and asked for my opinion of the plans for a future residential development off of Paris Lane to be known as Cedar Creek Subdivision which calls for the construction of a private lane to serve 6 residential lots.

The township recommends, and would prefer, the approval of this subdivision utilizing a private road so long as there is an easement and maintenance agreement recorded or included within the covenants and restrictions for the development that includes the following:

1. Ownership information of the private lane
2. Maintenance and repair responsibilities
3. Snow removal
4. Method for remedy should someone not fulfill their obligations under the agreement

Furthermore, I believe that building a public road of this length to serve six residences would add unnecessary maintenance costs to the public, especially if these homeowners are willing and able to cover these costs on their own.

Sincerely,

Scott Weaver
Washington Township Highway Commissioner

A handwritten signature in cursive script that reads "Scott D. Weaver".