

# 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](mailto:joliphant@ci.washington.il.us)

### MEMORANDUM

TO: Planning and Zoning Commission  
FROM: Jon R. Oliphant, AICP, Planning & Development Director  
SUBJECT: Preliminary Plat – Liberty Industrial Park  
DATE: April 22, 2019

Attached is a preliminary plat and checklist for Liberty Industrial Park. Sam Miller proposes the subdivision of his 20.03-acre lot on N. Cummings Lane into two lots. The newly created lot would total 1.97 acres and be located on the northeast corner of the property abutting N. Cummings. The parcel is equally bisected by the Freedom Parkway right-of-way. The property is zoned I-1 (Light Industrial).

The plat meets all city subdivision code requirements. The property would be accessed from N. Cummings with possible future access from Freedom if the road is extended. While this is a minor subdivision, it does not meet any of the stipulations that allow this to be processed administratively.

The proposal remains consistent with the recommendation for the site in the Comprehensive Plan. Given the above findings, staff supports approval of the preliminary plat for Liberty Industrial Park.

This item is scheduled for review and a recommendation by the Planning and Zoning Commission at their meeting on May 1. The preliminary plat and final plat will be scheduled for consideration by the City Council at its meeting on May 6.

#### Attachments

cc: Sam Miller

## PRELIMINARY PLAT REVIEW CHECKLIST

NAME OF SUBDIVISION	Liberty Industrial Park				
OWNER OF SUBDIVISION	Sam Miller				
ADDRESS OF OWNER	26102 Schuck Road				
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					
DATE OF SUBMITTAL OF THIS PRELIMINARY PLAT TO THE CITY	3/29/2019				

**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.

<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>
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 R. Oliphant

**Date of Plat Submittal:** March 29, 2019

**Date of Review:** April 3, 2019

**Date to Go Before Planning and Zoning Commission:** May 1, 2019

**Comments to Planning and Zoning Commission:** None

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

