

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

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MEMORANDUM

TO: Mayor Manier and City Council
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: Preliminary and Final Plats – Liberty Industrial Park
DATE: May 2, 2019

Attached are preliminary plats and checklists 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.

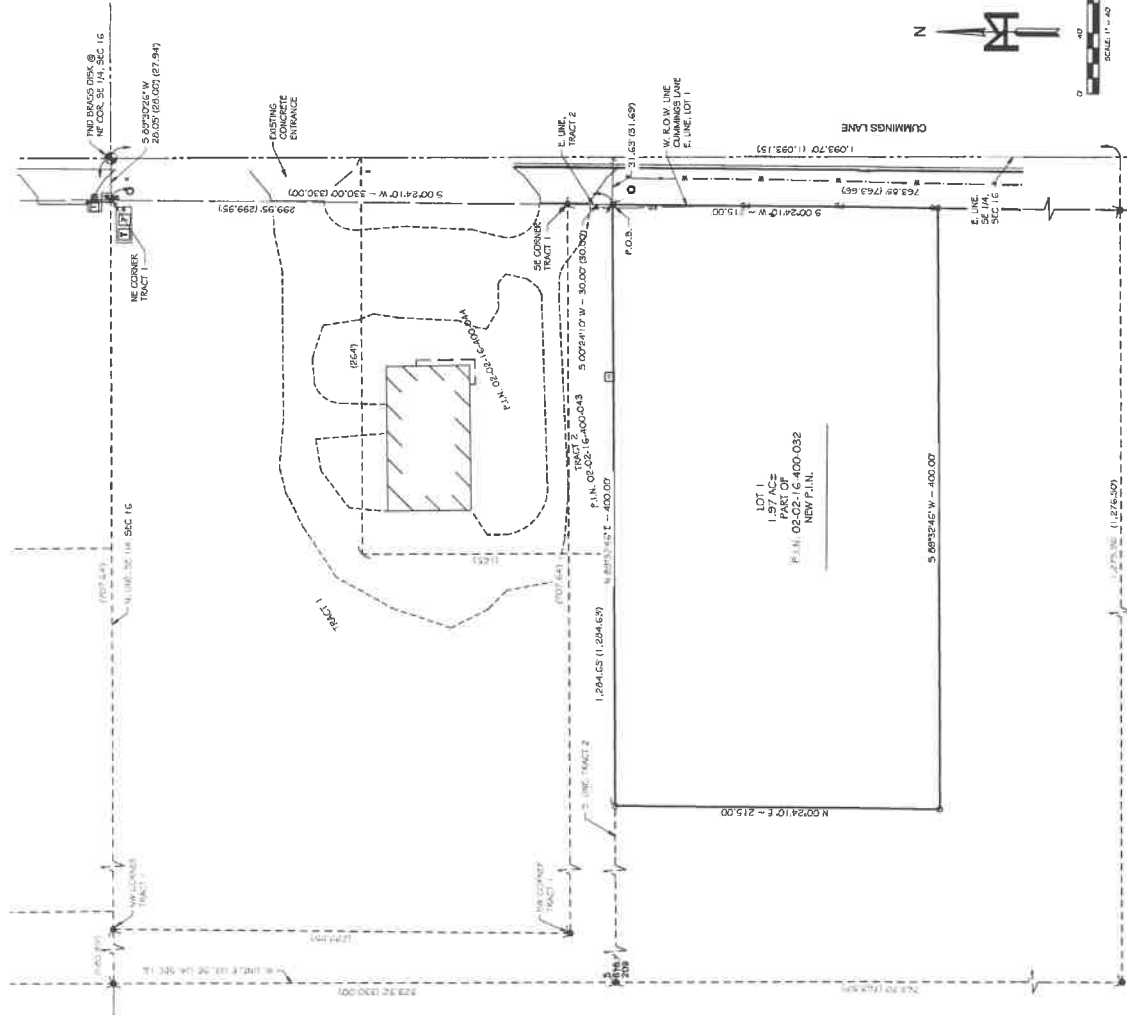
The proposal remains consistent with the recommendation for the site in the Comprehensive Plan. Given the above findings, staff supports approval of the preliminary plat for Liberty Industrial Park and staff supports approval of the final plat contingent on the subdivision review fee of \$50 being paid.

The Planning and Zoning Commission unanimously recommended approval of the preliminary plat at its meeting on May 1. Both plats are scheduled for consideration by the City Council at its meeting on May 6.

Attachments

PRELIMINARY PLAT OF LIBERTY INDUSTRIAL PARK SUBDIVISION

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 26-NORTH,
RANGE 3-WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS.



LIBERTY INDUSTRIAL PARK LEGAL DESCRIPTION

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 26-NORTH,
RANGE 3-WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A ROUND BRASS DISK AT THE NORTHEAST CORNER OF SAID SOUTHEAST
QUARTER, THENCE SOUTH 89 DEGREES 12 MINUTES 45 SECONDS WEST (BEARING) 26.00 FEET
TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CUMMINGS LAKE, THENCE SOUTH 00
DEGREES 24 MINUTES 10 SECONDS EAST (BEARING) 30.00 FEET TO THE SOUTHEAST
CORNER OF TRACT 1; THENCE SOUTH 00 DEGREES 24 MINUTES 10 SECONDS EAST (BEARING)
1.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CUMMINGS LAKE, THENCE SOUTH
AND WEST 89 DEGREES 12 MINUTES 45 SECONDS (BEARING) 26.00 FEET TO THE POINT OF
BEGINNING.

FROM THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 00 DEGREES 24 MINUTES 10
SECONDS EAST (BEARING) 30.00 FEET TO THE SOUTHEAST CORNER OF TRACT 1; THENCE
SOUTH 89 DEGREES 12 MINUTES 45 SECONDS WEST (BEARING) 26.00 FEET TO A POINT
ON THE WEST RIGHT-OF-WAY LINE OF CUMMINGS LAKE, THENCE SOUTH 00 DEGREES 24
MINUTES 10 SECONDS EAST (BEARING) 30.00 FEET TO THE SOUTHEAST CORNER OF
TRACT 1; THENCE SOUTH 00 DEGREES 24 MINUTES 10 SECONDS EAST (BEARING) 1.00
FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CUMMINGS LAKE, THENCE SOUTH
AND WEST 89 DEGREES 12 MINUTES 45 SECONDS (BEARING) 26.00 FEET TO THE POINT OF
BEGINNING, CONTAINING 1.87 ACRES, MORE
OR LESS, SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY OF RECORD.

NOTE:

1) IT IS NOT WARRANTED THAT THIS SUBDIVISION CONTAINS COMPLETE INFORMATION REGARDING
EXISTING EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY, INCLUDING EASEMENTS AND OTHER
INTERESTS, NOT COMPLETE INFORMATION IN THE DEEDS OR OTHER INSTRUMENTS FOR
TITLE INSURANCE SHOULD BE OBTAINED.

2) THE PROPERTY SHOWN HEREIN IS LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING) PER
FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 170555) DATED FEBRUARY 5, 1985.

3) BEARINGS ARE ASSIGNED AND FOR DISSECTION PURPOSES ONLY.

4) FIELD WORK COMPLETED MARCH, 2019.

- LEGEND
- DEED LINE
 - SECTION LINE
 - ADJACENT PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - EAST UNDERGROUND WATER LINE
 - EAST UNDERGROUND FIBER OPTIC
 - MEASURED BEARING
 - MEASURED DISTANCE
 - ROUND IRON NAIL PIPE
 - SET CHISELED 'X'
 - TAZEWELL COUNTY RECORDERS OFFICE
 - POINT OF BEGINNING
 - NOT TO SCALE

STATE OF ILLINOIS |
COUNTY OF TAZEWELL |

WE, MOHR & KERR ENGINEERING & LAND SURVEYING, P.C., DO HEREBY STATE THAT WE HAVE SURVEYED AND SUBDIVIDED
THE PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 26-NORTH,
RANGE 3-WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS, AND
THAT THE LAND SHOWN ON THIS PLAT LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF WASHINGTON WHICH HAS
A ZONING ORDINANCE IN EFFECT. THE PLAT IS A CORRECT REPRESENTATION OF THE SURVEY AND THE BEARINGS
AND CORRECT REPRESENTATION OF SAID SURVEY AS SHOWN TO A SCALE OF 1" = 40' (1 INCH = 40 FEET) ALL DISTANCES
ARE SHOWN IN FEET AND DECIMALS THEREOF.

DATED THIS _____ DAY OF _____, 2019.

MOHR & KERR ENGINEERING AND LAND SURVEYING, P.C.

CALVIN E. JOHNSON
ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR # 035-3864

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

LOCASE EXPENSE

M MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
7538 N. University Ave.
P.O. Box 890
Pekin, Illinois 61614
www.mohrland.com

Office: (815) 992-3501
Fax: (815) 992-3501
Professional Design Firm #184-005061

DATE	BY	CHKD	APP'D
02-15-19	SA	SA	SA
02-15-19	SA	SA	SA
02-15-19	SA	SA	SA

CITY OF WASHINGTON, ILLINOIS

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

WHAT IS THE ZONING CLASSIFICATION OF THIS SUBDIVISION? I-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 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

CITY OF WASHINGTON, ILLINOIS

FINAL 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 444-1135
DATE OF SUBMITTAL OF THIS FINAL PLAT TO THE CITY 3/29/19
DATE OF CITY COUNCIL APPROVAL OF THE PRELIMINARY PLAT 5/6/19

WHAT IS THE ZONING CLASSIFICATION OF THIS SUBDIVISION? I-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		

<u>NO.</u>	<u>REQUIREMENT</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
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:	2	X \$25.00 =	50.00
Lots 11-20:		X \$20.00 =	
Lots 21-40:		X \$17.50 =	
Lots 41 & Up:		X \$12.50 =	
Total Review Fee:			\$50.00

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 \$753.50 =

Non-Residential Development:

Total lot area in subdivision (in acres): X \$4,347.00 =

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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Reviewer: Jon Oliphant

Date of Plat Submittal: 3/29/19

Date of Review: 4/3/19

Date to Go Before City Council: 5/6/19

Comments to City Council:

Action of City Council: