

# CITY OF WASHINGTON

## PLANNING & DEVELOPMENT DEPARTMENT

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### MEMORANDUM

TO: Chairman Burdette and Planning and Zoning Commission  
FROM: Jon R. Oliphant, AICP, Planning & Development Director  
SUBJECT: Public Hearing – Request by Gregory Esken to Rezone 106 Esken from C-2 to R-1  
DATE: October 4, 2017

**Background:** Gregory Esken has requested the rezoning of 106 Esken from C-2 (General Retail) to R-1 (Single-Family Residential). The property has been zoned C-2 since shortly after it was annexed into the City in 1970. The parcel to the south (104 Esken) is also requesting a rezoning in order to have two parcels that may have the same zoning classifications.

**Findings:** The property is approximately 1.24 acres. The surrounding parcels on the north side of IL Route 8 are zoned C-2. Bordering this property to the north is Centennial Hills subdivision, which is zoned CE (Country Estates). The parcels on the south side of Route 8 are largely zoned R-1 with the exception of one parcel that is zoned C-2. The comprehensive plan designates this property as General Commercial. The proposed rezoning would not be compatible with that classification.

While the comprehensive plan does indicate this property as a commercial use in the future, its location removed from Route 8 and smaller size complicates its viability. It would likely need to be combined with one or more lots that have direct access to Route 8 to enhance its appeal as a commercial property. Without that, it is not likely to be developed as a commercial use. Additionally, the properties on Esken are all served by private septic systems. Unlike the 104 Esken lot, this lot does meet the minimum size for a lot that is not serviced by City sewer.

**Recommendation:** Because the property is likely more suitable for a residential use due to its size and location, staff offers a recommendation for approval of the rezoning of 106 Esken from C-2 to R-1. While the rezonings of 104 and 106 Esken are separate cases, there are certainly overlapping conditions that would impact the rezoning of each of them.

A public hearing will be held by the Planning and Zoning Commission at the meeting on Wednesday, October 11.

Enclosures

cc: Gregory Esken

CITY OF  
WASHINGTON  
TAZEWELL COUNTY, ILLINOIS

OFFICIAL MAP  
OF  
ZONING DISTRICTS



Legend

- 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: October 4, 2017

# CITY OF WASHINGTON, ILLINOIS

## APPLICATION FOR REZONING

To have a complete application for a rezoning, you must submit the following:

- Signed and completed application
- Plat showing subject property and all adjacent properties – See below for plat requirements
- Ownership documentation (lease, deed, mortgage, etc.)
- Accurate legal description obtained from the Warranty Deed
- Application fee of \$100 payable to the City of Washington

Address or location of property: 106 Esken

Property Tax ID (PIN) number: 02 - 02 - 20 - 200 - 006

Current zoning classification of the property: C2

Proposed zoning classification of the property: Residential

Current use of the property: Single family

Proposed use of the property: Single family

Does the proposed zoning meet the City's Comprehensive Plan? (circle one) (YES) / NO

If not, what unique characteristics about your property warrant a rezoning? \_\_\_\_\_

Name of Applicant: Gregory A Esken

Phone Number of Applicant: (309) 369-1631

Address of Applicant: 106 Esken Washington IL

Owner of Property: Gregory A Esken

Address of Owner: 106 Esken Washington IL

I would like to receive correspondence by: ☐ Mail ☒ Email Email address: ESKGR@AOL.COM

**PLAT REQUIREMENTS:** Your rezoning plat must show:

- The subject property and all adjacent properties (including across rights-of-way)
- Each property shall be labeled to show the owner or business name, address, current zoning, and proposed zoning
- Adjacent rights-of-way, streets, roads, railroads, waterways, and other physical features

**PUBLIC HEARING:** Your case will be referred with staff's recommendation to the next regularly scheduled Planning and Zoning Commission meeting for a public hearing. The Planning and Zoning Commission meets the first Wednesday of every month at 6:30 p.m. at the Washington District Library meeting room at 380 N. Wilmore Road. At the Planning and Zoning Commission meeting, you will present your request. The Planning Commission will consider the following factors before making their recommendation to the City Council:

1) Existing uses and zoning of nearby property; 2) Extent to which property values are diminished by particular zoning restrictions; 3) Extent to which destruction of value of some property promotes health, safety, morals or general welfare of the public; 4) Relative gain to public compared to hardship imposed upon individual property owners; 5) Suitability of property for zoned purposes; 6) Length of time property has been vacant as zoned, considered in context of land developed in vicinity; 7) Community need for the proposed use; and 8) Compatibility with the Comprehensive Plan.

**Certification:** To the best of my knowledge, the information contained herein, and on the attachments, is true, accurate, and correct, and substantially represents the existing features and proposed features. Any error, misstatement, or misrepresentation of material fact or expression of material fact, with or without intention, shall constitute sufficient grounds for the revocation or denial of the proposed Rezoning.

Gregory A Esken  
Signature of Applicant

9-1-17  
Date

Gregory A Esken  
Signature of Owner

9-1-17  
Date

After receiving a completed application, the City Clerk will file notice of your request with the local newspaper and with the adjoining property owners. If you have any questions, please contact Jon Oliphant, Planning & Development Director at (309) 444-1135.

FOR OFFICE USE ONLY Case No.: \_\_\_\_\_

Plat Submitted? Y / N Date: \_\_\_\_\_

Date to go before the Planning and Zoning Commission: \_\_\_\_\_

Fee Paid? (Y) N Date: 9-5-17

Documentation of Authority Submitted: \_\_\_\_\_

Commission Action: \_\_\_\_\_