

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

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MEMORANDUM

TO: Chairman Burdette and Planning & Zoning Commission
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: Public Hearing – A&J Storage and Development, 1750 Washington Road
DATE: October 24, 2017

Background: A&J Storage and Development has submitted a special use request to establish a church at 1750 Washington Road. The property is zoned C-3 (Service Retail) and churches are identified as special uses in all commercial zoning classifications. A zoning map is attached. If approved, the church would be located in the western portion of the building where TSC was formerly located, which would be about 25,000 square feet.

A&J Storage and Development purchased the property in September via auction. Walmart originally occupied the building until the new store on Freedom Parkway was opened in 2005. TSC occupied approximately one-third of the building on the west side until two years ago. If the special use is approved, the owner plans to subdivide the property and sell the western portion of the building and lot to the church. The church would be utilizing the space for its Sunday services and also have daily office hours and some activities during the week. It plans to utilize the space as much as possible.

Findings: The properties with direct frontage on Washington Road (Business Route 24) in vicinity of the subject property are primarily zoned for commercial. The Washington Estates subdivision, bordering the property to the east, is zoned R-1A (Single-Family Residential). The other surrounding properties are zoned C-3.

The proposed use would not appear to be detrimental to the public's health, safety, or general welfare nor would it diminish property values or the use and enjoyment of properties in the vicinity. It would bring additional traffic to this property, largely on Sundays. Churches are typically viewed as being a solid fit when located near residential properties. Based on all of these factors, staff would recommend that the special use request be approved.

A public hearing has been scheduled on this topic at the November 1 Planning and Zoning Commission meeting.

Enclosures

CITY OF WASHINGTON, ILLINOIS
APPLICATION FOR SPECIAL USE

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

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

Address or location of property: 1750 WASHINGTON ROAD, WASHINGTON IL 61571

Property Tax ID (PIN) number: 02-02-15-300-030

Current zoning classification of the property: C3

Current use of the property: COMMERCIAL

What is the Special Use for? CHURCH

How will you meet other requirements of the zoning code (such as parking or landscaping, if applicable)?
ADEQUATE PARKING, SIGNAGE.

Name of Applicant: A+S Storage & Development Phone Number of Applicant: 309-360-1496

Address of Applicant: 1750 Washington Rd, Washington, IL

Owner of Property: Same as above

Address of Owner: 11

I would like to receive correspondence by: ☐ Mail ☒ Email Email address: doan24@hotmail.com

PLAT REQUIREMENTS: Your special use plat must show:

- Building or site plan layout and locations of proposed special uses, including square footage
- Adjacent properties, 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. A special use cannot be recommended by the Planning and Zoning Commission unless the Commission finds, based upon the application and evidence presented at the public hearing, that all of the following conditions have been met:

- 1) The special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- 2) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity, or substantially diminish or impair property values;
- 3) The special use will not impede development of surrounding property;
- 4) Adequate utilities, access roads, drainage, or necessary facilities will be provided;
- 5) Adequate ingress and egress provided to minimize traffic congestion in public streets;
- 6) The special use will conform to all other application regulations of the zoning district; and
- 7) If the special use would not otherwise be acceptable, the Planning Commission may recommend certain conditions be met to make the use acceptable, such as, but not limited to: landscape screening or fencing, specific hours of operation, night lighting or lighting restrictions, parking area requirements, signage restraints, outdoor storage limitations.

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 Special Use.

[Signature]
Signature of Applicant

10/4/2017
Date

[Signature]
Signature of Owner

10/4/2017
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: _____
Documentation of Authority Submitted: _____
Commission Action: _____

Fee Paid? Y / N / N/A Amount: _____ Date: _____
Landscaping Plan Submitted? Y / N / N/A Date: _____
Date to go before the Planning and Zoning Commission: _____
Ordinance Review: (first reading) _____ (second reading) _____

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
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