

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: First Reading Ordinance – Request by Gregory Esken to Rezone 106 Esken from C-2 to R-1
DATE: October 12, 2017

Summary: Gregory Esken has requested the rezoning of 106 Esken from C-2 (General Retail) to R-1 (Single- and Two-Family Residential). 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.

Background: 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.

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.

A public hearing was held by the Planning and Zoning Commission at its meeting on Wednesday, October 11 and this was unanimously recommended for approval. A first reading ordinance is scheduled for the October 16 City Council meeting with a second reading scheduled for November 6.

Enclosures

ORDINANCE NO. _____

(Adoption of this ordinance would rezone 106 Esken from C-2, General Retail, to R-1, Single- and Two-Family Residential)

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF WASHINGTON, TAZEVELL COUNTY,
ILLINOIS, BY REZONING 106 ESKEN FROM C-2 TO R-1**

WHEREAS, a Petition has been filed by Gregory Esken for the hereinafter-described tract of real property, more particularly described on Exhibit A, attached hereto, and by reference expressly made a part hereof, to have said property rezoned as R-1;

WHEREAS, all hearings required to be held before agencies of the City took place pursuant to proper legal notice:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, TAZEVELL COUNTY, ILLINOIS, as follows:

Section 1. That the minutes of the Planning and Zoning Commission made at the public hearing held on October 11, 2017, and the recommendation of staff contained in its Memorandum to the Planning and Zoning Commission of October 3, 2017, are hereby incorporated by reference as the findings of the City Council, as completely as if fully recited herein at length. Also, all exhibits submitted at the public hearing are hereby incorporated by reference as fully as if attached hereto.

Section 2. That the City Zoning Ordinance adopted February 20, 1961, as amended, and the Official Zoning Map which is a part of said ordinance, are hereby amended to rezone the property more particularly described from C-2 to R-1.

Section 3. That the City Clerk is hereby authorized to note the zoning grant made by this ordinance on the Official Zoning Map of the City of Washington, Tazewell County, Illinois.

Section 4. That this ordinance shall be in full force and effect from and after its passage and approval by the City Council of the City of Washington, Tazewell County, Illinois.

PASSED AND APPROVED in due form of law at a regular meeting of the City Council of the City of Washington, Tazewell County, Illinois, on the _____ day of _____, 2017.

Ayes: _____

Nays: _____

Mayor

ATTEST:

City Clerk

EXHIBIT A

LEGAL DESCRIPTION

SEC 20 T26N R3W LOT C & N 33FT OF LOT B NE 1/4

PIN: 02-02-20-200-006



**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