

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 – A&J Storage and Development Special Use Request,
1750 Washington Road
DATE: November 2, 2017

Summary: A&J Storage and Development has submitted a special use request to establish a church in the former TSC space at 1750 Washington Road. The church would occupy that space with the option of expanding at a later time. Staff recommends approval of the special use request.

Background: 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. It would have the option to expand at a later time.

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 either subdivide the property and sell the western portion of the building and lot to the church or to establish a commercial condominium if the city's subdivision code was amended to allow for it. 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.

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.

The Planning and Zoning Commission held a public hearing on this special use request at its meeting on November 1 and unanimously recommended approval of the project. A first reading ordinance is scheduled for November 6 with a second reading scheduled for November 20.

Enclosures

ORDINANCE NO. _____

(Synopsis: Adoption of this ordinance would allow for a church to operate at 1750 Washington Road in a C-3 zoning district)

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A CHURCH TO OPERATE AT 1750 WASHINGTON ROAD

WHEREAS, the City of Washington Zoning Ordinance adopted February 20, 1961, as amended, provides for a special use in the C-3 (Service Retail) zoning district for churches and other religious organizations §154.093(B) where conditions are met; and

WHEREAS, a petition has been filed with the City of Washington and referred to the Planning and Zoning Commission requesting such a special use for a church to operate at 1750 Washington Road; and

WHEREAS, public notice in the form required by law was given of the public hearing, and the Planning and Zoning Commission held such a public hearing on November 1, 2017, and has recommended such a special use; and

WHEREAS, the Planning and Zoning Commission has made its findings and recommendations concerning the special use permit and the corporate authorities have duly considered said findings and recommendations and find that the special use procedures have complied with the Washington Zoning Code:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, that:

Section 1. The reports, findings, and recommendations of the Planning and Zoning Commission are herein 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. The City Council further finds that the proposed special use is in the public good and in the best interest of the City and its residents and is consistent with and fosters the purposes and spirit of the City of Washington Zoning Code. The special use granted will not be detrimental to the public health, safety, morals, comfort and general welfare, nor shall it be injurious to the use and enjoyment of other properties in the vicinity, nor substantially diminish or impair property values within the neighborhood.

Section 2. That the following described property owned by A&J Storage & Development, LLC, be granted a special use permit for a church to operate and legally described as follows:

SEC 15 T26N R3W MT VERNON COMM PARK SEC 2 LOT 8 SW 1/4

PIN: 02-02-15-300-030

Section 3. That the City Zoning Officer be directed to issue any permits to allow a church to operate on the above-described property in compliance with this special use ordinance.

Section 4. That the Zoning Map of the City of Washington, Tazewell County, Illinois, be amended so as to conform to the Special Use Permit granted herein.

Section 5. That this ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED AND APPROVED this _____ day of _____, 2017.

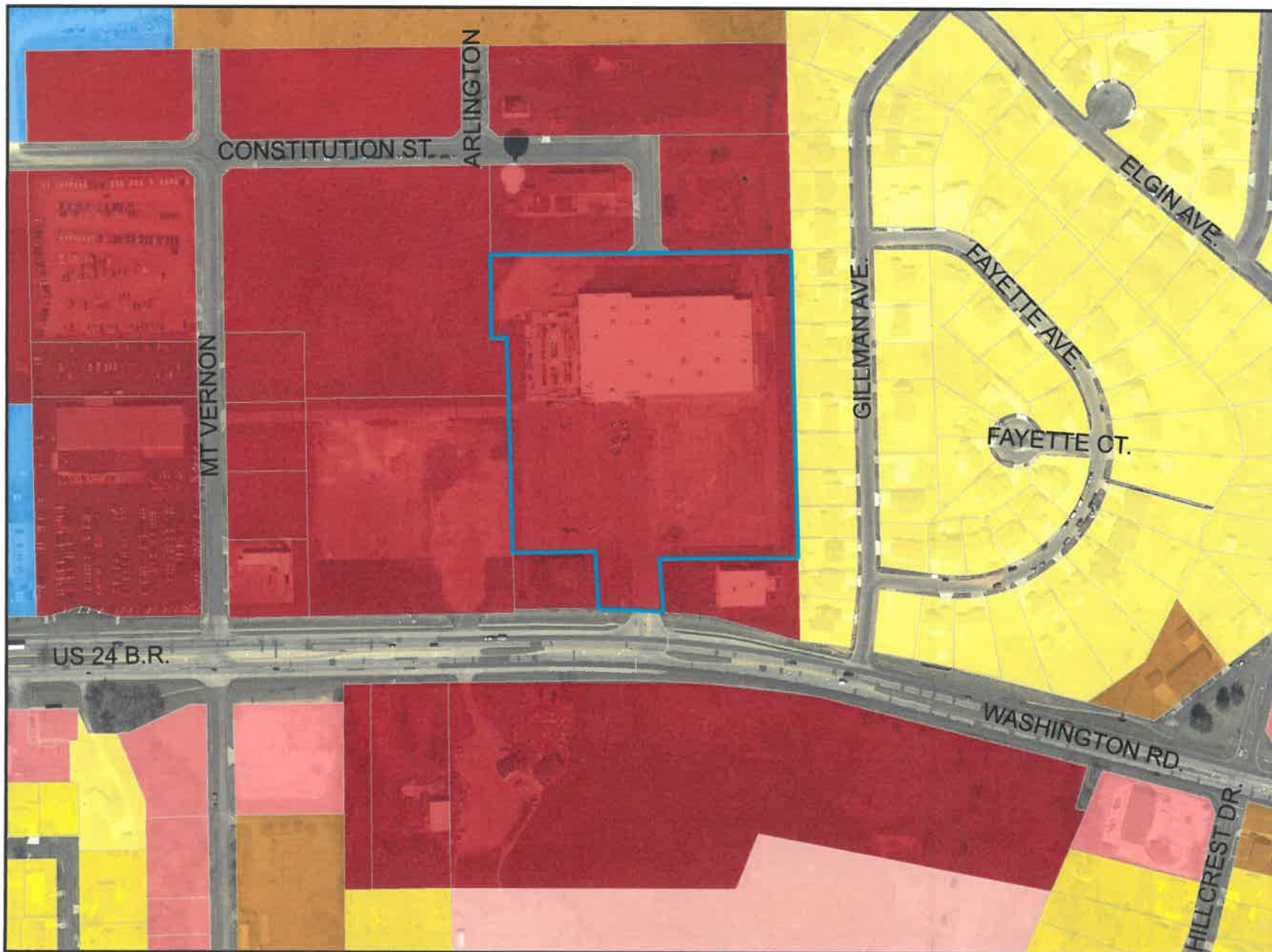
AYES _____

NAYS _____

ATTEST:

Mayor

City Clerk



**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 24, 2017