

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 – Condo Conversion Subdivision Code Text Amendment
DATE: November 29, 2017

Background: A&J Storage and Development has submitted a text amendment request to allow for the conversion of existing commercial buildings into condominium units. The City's subdivision code was amended in 2010 to reduce the burden of the City to review and approve items related to the establishment of a condominium subdivision. While this information must be submitted by the developer, it is only for inspection purposes and to have on file.

Findings: While the subdivision code allows for the establishment of new condominiums as part of two-family, multi-family, office, commercial, or industrial developments, it does not allow for the conversion of any of those uses into individual condo units. A&J Storage and Development and the church that received a special use permit recently for part of the space at 1750 Washington Road has submitted a request to create a condominium as a way to divide the space. The alternative would be to do a traditional subdivision, where both the building and real estate are split.

Part of this is due to the fact that if a traditional subdivision were completed, a true fire wall separation would be needed to allow for the property to be recognized as two separate parcels, which carries a significant cost. The consideration of such an amendment would potentially allow for more flexibility for the future use of such spaces.

The attached draft text amendment would only allow for commercial buildings to be converted into condominium units. Staff recommends approval of this amendment.

A public hearing is planned for this subdivision code text amendment at the December 6 Planning and Zoning Commission meeting.

Enclosure

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF
THE CITY OF WASHINGTON, ILLINOIS BY AMENDING § 152.007 ENTITLED
“CONDOMINIUM SUBDIVISIONS”**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
WASHINGTON, TAZEWELL COUNTY, ILLINOIS, as follows:**

Section 1. That §152.007(A) of Chapter 152 of the Washington Municipal Code of Ordinances entitled “Condominium Subdivisions,” is hereby amended by deleting § 152.007(A) in its entirety and inserting the following as § 152.007(A) in lieu thereof:

“§ 152.007 CONDOMINIUM SUBDIVISIONS

(A) In addition to all other requirements relating to new subdivisions, the requirements of this section shall apply to any subdivision or part of a subdivision intended to be developed by the construction of two-family, multi-family, office, commercial, or industrial buildings and the sale of the building by selling individual condominium units. Conversions of existing two-family, multi-family, office, ~~commercial~~, or industrial buildings into individual condominium units shall not be permitted.”

Section 2. That this ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law. The allowance to convert existing commercial buildings into individual condominium units applies to conversions subsequent to the passage of this Ordinance.

Section 3. That all ordinances or parts thereof in conflict herewith are hereby expressly repealed.

PASSED AND APPROVED this _____ day of _____, 2018.

AYES: _____

NAYS: _____

Mayor

ATTEST:

City Clerk