

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 – Zoning Code Text Amendments
DATE: June 12, 2019

Summary: Attached is a draft zoning code text amendment ordinance that would insert language pertaining to breweries, distilleries, and wineries. A new definition, used partially from the State Liquor Control Act, would cover the various components of the manufacturing and bottling process as well as to identify their use for other events on the property. Staff recommends approval of the ordinance.

Background: These uses would only be allowed as special uses in the AG-1 district, which would grant consideration on a case-by-case basis in that district. The amendment would also cover off-street parking through a combination of the current retail use standard (one space for every 400 square feet of gross floor area) and the current recreational use standard (one space for each four seats provided). This latter regulation would only be applicable if there was more of the site that was utilized beyond that within the enclosed building. Finally, these uses would be allowed up to one ground sign not exceeding 50 square feet in area. This is the same standard in place for other AG-1 district signs for uses such as churches, schools, and for advertising the sale of land, lots, houses, or livestock. The regulations for wall signs would be the same as with commercial or industrial uses.

A public hearing was held on this draft ordinance at the June 5 Planning and Zoning Commission meeting. The PZC had one recommended change, which added the second sentence of the definition to also refer to the growing of "hops, grains, grapes, and other fruits and vegetables on the premises for use in the production of an alcoholic liquor." The PZC voted 3-1 to recommend approval of the ordinance. A first reading ordinance is scheduled for the June 17 City Council meeting with a second reading to be scheduled for the July 1 meeting.

Enclosure

ORDINANCE NO. _____

(Synopsis: Adoption of this ordinance would establish a definition for breweries, distilleries, and wineries and allow those as a special use in the AG-1 district. This ordinance would also establish signage and off-street parking regulations for those uses).

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF
THE CITY OF WASHINGTON, ILLINOIS BY AMENDING CHAPTER 154.004 ENTITLED
“DEFINITIONS”, CHAPTER 154.037 ENTITLED “SPECIAL USES”, CHAPTER 154.153 ENTITLED
“AGRICULTURAL DISTRICT SIGNS”, AND CHAPTER 154.172 ENTITLED “OFF-STREET
PARKING”**

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

Section 1. That § 154.004 of Chapter 154 of the Washington Municipal Code of Ordinances titled “Definitions” is hereby amended by adding the following definitions:

“**BREWERY, DISTILLERY, WINERY.** A facility or site used to distill, rectify, ferment, brew, make, mix, concoct, process, blend, bottle, or fill an original package with an alcoholic liquor, whether for oneself or another in either wholesale or retail quantities. The facility or site shall be allowed to grow hops, grains, grapes, and other fruits and vegetables on the premises for use in the production of an alcoholic liquor. Commercial facilities may be used for the purpose of tastings, banquets, wedding receptions, anniversary parties, birthday parties, or other events and gatherings, or retail sales of alcoholic liquor for consumption on or off the premises when the sales are in conjunction with the operation of the brewery, distillery, or winery. A separate liquor license is required for sales of alcohol manufactured on-site.”

Section 2. That § 154.037 of Chapter 154 of the Washington Municipal Code of Ordinances titled “Special Uses” is hereby amended by adding § 154.037(F) in its entirety:

“(F) Breweries, distilleries, and wineries.”

Section 3. That § 154.153 of Chapter 154 of the Washington Municipal Code of Ordinances titled “Agricultural District Signs” is hereby amended by adding § 154.153(E) in its entirety:

“(E) No more than one (1) ground sign not exceeding fifty (50) square feet in area shall be allowed per lot for any brewery, distillery, or winery. Wall signs shall be in conformance with § 154.150(A)”

Section 4. That § 154.172 of Chapter 154 of the Washington Municipal Code of Ordinances titled “Off-Street Parking” is hereby amended by adding § 154.172(B)(1)(o) in its entirety:

“(o) Breweries, distilleries, and wineries shall have one (1) off-street parking space for each four hundred (400) square feet of gross floor area and an additional one (1) off-street parking space for each four (4) seats provided for outdoor gatherings.

~~“(p) For all commercial and industrial uses with a gross floor area of twenty-five thousand (25,000) square feet or greater, there shall be a maximum supply of off-street parking spaces of one hundred thirty-five (135) percent of the total minimum allowable spaces based on the use of the building or structure.”~~

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

Section 6. That all ordinances or parts thereof in conflict herewith are hereby expressly repealed.

PASSED AND APPROVED this _____ day of _____, 2019.

AYES: _____

NAYS: _____

Mayor

ATTEST:

City Clerk