

# 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, 1756 Washington Road  
DATE: September 12, 2019

**Summary:** Dane Ainsworth of A&J Storage and Development has submitted a special use application for the allowance of an outdoor batting cage to operate at 1756 Washington Road. The zoning code allows for outdoor recreation and amusement establishments to be handled as a special use in the C-3 zoning district. Staff recommends approval of the special use contingent on the conditions specified below recommended by the Planning and Zoning Commission.

**Background:** A&J Storage and Development purchased the property about two years ago. Part of the building (the former TSC space) was sold to and redeveloped by Connect Church. The eastern 2/3 of the building has been utilized primarily as recreation vehicle storage. Mr. Ainsworth has proposed to utilize about 4,400 square feet of the facility for an indoor training facility that would include two batting cages, a pitching mound, area for personal training, lounge area, and office space. That is allowable in the C-3 district. It was originally occupied by Walmart and most recently by the Uftring Auto Dealership as part of its temporary headquarters and M4 Steel for its temporary operations until its new building is completed soon. The outside recreation space is subject to requirement as a special use.

The proposed outside recreation space is approximately 3,132 square feet and was formerly utilized for a garden sales area when Walmart occupied the premises. If approved, the space would allow for conditioning, fielding, and batting drills. It would have a turf field to eliminate any maintenance. According to Mr. Ainsworth, it would be designed to have a capacity of up to 40 people but is more likely to have up to a team or two and any given time that would account for 10-20 people. The proposed outdoor operation would be seasonal and the hours would be as late as 8:00 pm or as daylight allows in the summer. Lighting is not proposed for the outdoor area other than the existing security lighting on the building.

This proposal would allow for extended use of the building and would be less impactful than the prior retail operation. However, given the proximity to residential to the east, two conditions are recommended for approval:

- The hours of operation shall only be between 8 am-8 pm seven days a week; and
- No additional lighting shall be installed other than minimal security lighting that would be expected for all commercial buildings.

A public hearing was held by the Planning and Zoning Commission at their meeting on Wednesday, September 4. The PZC voted 4-2 to recommend approval of the special use request. The biggest concern mentioned by the neighbors in attendance would be the noise generated by the aluminum bats hitting baseballs. A first reading ordinance is scheduled for the September 16 City Council meeting and a second reading will be heard at the October 7 meeting.

Enclosures

**ORDINANCE NO. \_\_\_\_\_**

(Synopsis: Adoption of this ordinance would allow for an outdoor batting cage to operate at 1756 Washington Road contingent upon conditions established pertaining to its hours of operation and lighting).

**AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW AN OUTDOOR  
BATTING CAGE TO OPERATE AT 1756 WASHINGTON ROAD**

**WHEREAS**, the City of Washington Zoning Ordinance adopted February 20, 1961, as amended, provides for a special use for the allowance of outdoor recreation and amusement establishments within §154.093 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 the operation of an outdoor batting cage at 1756 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 September 4, 2019, 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 Ordinance:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF  
THE CITY OF WASHINGTON, TAZEVELL 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 Ordinance. 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 legally described property (the "Property") owned by A&J Storage and Development, LLC, an Illinois limited liability company, be granted a special use permit for the operation of an outdoor batting cage:

SEC 15 T26N R3W MT VERNON COMM CONDO FINAL PLAT UNIT 2 SW 1/4

**Section 3.** That the Special Use Permit allows the operation of an outdoor batting cage at the Property subject the following conditions:

- The hours of operation shall only be between 8:00 a.m. and 8:00 p.m. each day; and
- No additional lighting shall be installed other than minimal security lighting that would be expected for all commercial buildings.

**Section 4.** That the City Zoning Officer be directed to issue any permits to allow the operation of an outdoor batting cage to operate on the Property in compliance with this special use ordinance.

**Section 5.** 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 6.** 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 \_\_\_\_\_, 2019.

AYES \_\_\_\_\_

NAYS \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

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

Address or location of property: 1744 WASHINGTON RD

Property Tax ID (PIN) number: 82 - 26 - 98 - 08 - 9

Current zoning classification of the property: \_\_\_\_\_

Current use of the property: INDOOR STORAGE / UFTING BODY SHOP

What is the Special Use for? OUTDOOR USE FOR BATTING CAGE

How will you meet other requirements of the zoning code (such as parking or landscaping, if applicable)? \_\_\_\_\_

N/A - EXISTING

Name of Applicant: DANIEL RINSWORTH (AIS STORAGE AND DEV.) Phone Number of Applicant: 309 360 1496

Address of Applicant: 1756 WASHINGTON RD

Owner of Property: AIJ STORAGE AND DEV.

Address of Owner: 1756 WASHINGTON RD

I would like to receive correspondence by: \_\_\_\_\_ Mail ☒ Email Email address: RINSWORTH - DANIEL@aisstoreh.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

8/7/2019  
Date

[Signature]  
Signature of Owner

8/7/2019  
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) \_\_\_\_\_









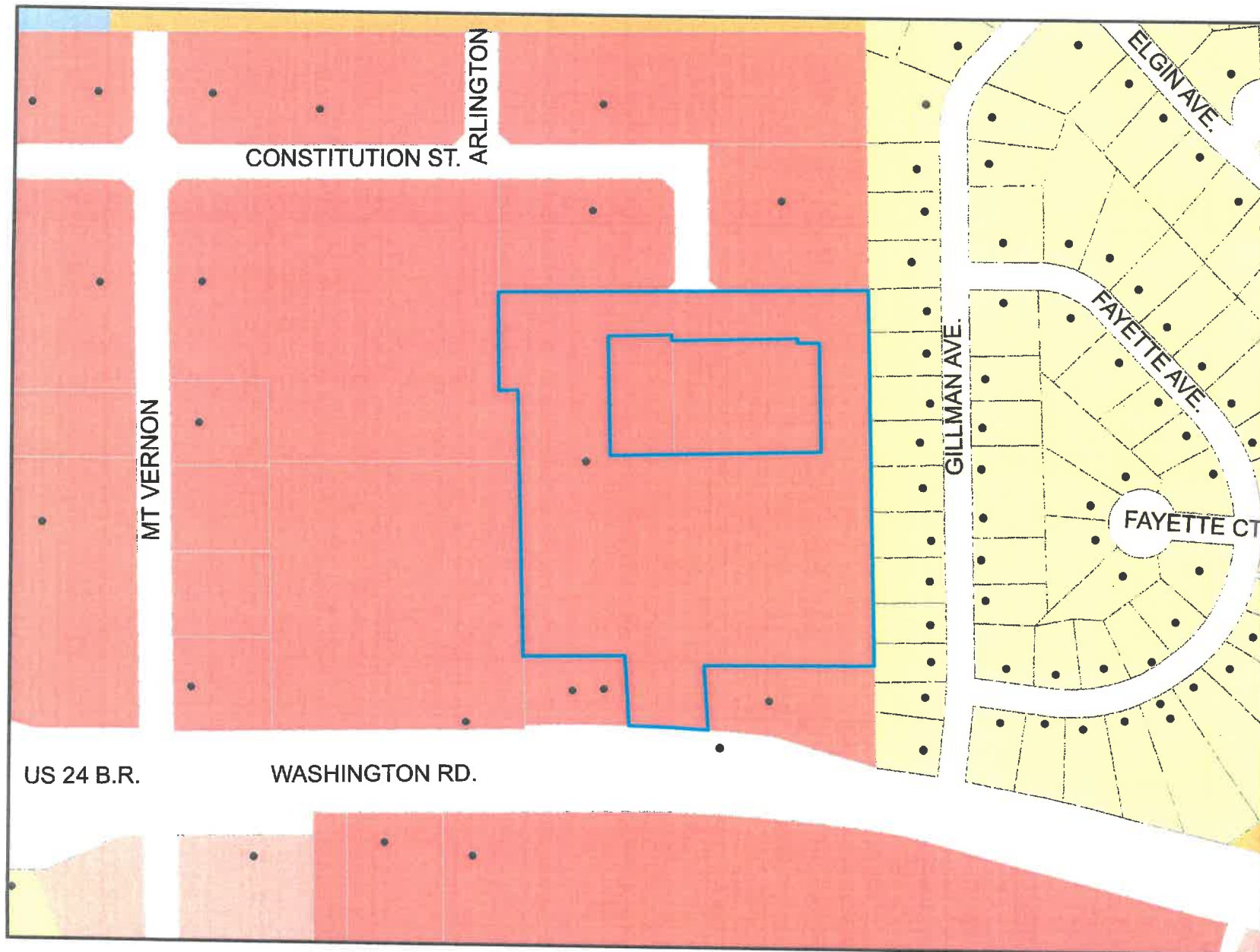
**CITY OF  
WASHINGTON**  
TAZEVELL COUNTY, ILLINOIS

**LOCATION MAP**



*Prepared by the City of Washington  
Department of Planning and Development*

*Printed: August 27, 2019*



CITY OF  
WASHINGTON  
TAEWELL COUNTY, ILLINOIS

LOCATION MAP



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)



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