

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

301 Walnut St. • Washington, IL 61571

Ph. 309-444-1135 • Fax 309-444-9779

<http://www.washington-illinois.org>

joliphant@ci.washington.il.us

MEMORANDUM

TO: Chairman Burdette and Planning and Zoning Commission
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: Public Hearing – Motor Vehicle Sales Zoning Code Text Amendment
DATE: February 21, 2020

Summary: The City's zoning code currently only allows for motor vehicle sales businesses to be located in the C-3 (Service Retail) district. Staff recommends allowing for motor vehicle sales to be a permitted use in the C-2 (General Retail) district on smaller lots not exceeding one acre in size. Attached is a draft ordinance that would allow for these parameters.

Background: Staff was originally approached by a citizen interested in opening a vehicle sales lot on two lots on Route 8 that are zoned C-2. This use is only permitted in the C-3 district. Instead of pursuing a rezoning that would potentially allow for a variety of other uses on the properties, staff thought that a better approach would be to seek a code text amendment to allow this use in C-2.

While vehicle sale businesses generally are not intrusive land uses, the biggest concern is with the lighting of the lots. However, this can be a concern with any business that has an off-street parking lot and utilizes at least a minimal level of security lighting. The City's zoning code requires that lighting in conjunction with parking lots be so arranged as to reflect the light away from all adjoining residential zones and streets. Because most C-2 properties are smaller, staff recommends limiting the maximum lot size to one acre. Any vehicle sale business larger than that would be permitted in the C-3 district. Automobile detailing and customizing shops are allowed in C-2 provided that they do not include body repair or painting. Automobile service stations and gas stations are additional permitted uses in C-2.

This is scheduled for a public hearing at the March 4 Planning and Zoning Commission meeting. It would be scheduled for a first reading ordinance at the March 16 City Council meeting followed by a second reading ordinance and vote on April 6.

Attachment

ORDINANCE NO. _____

(Synopsis: Adoption of this ordinance would allow for motor vehicle sales businesses to be located as a permitted use in the C-2 zoning district provided the total lot size does not exceed one acre).

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF
THE CITY OF WASHINGTON, ILLINOIS BY AMENDING CHAPTER 154.092 ENTITLED "C-2
DISTRICTS"**

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

Section 1. That § 154.092 of Chapter 154 of the Washington Municipal Code of Ordinances titled "C-2 Districts" is hereby amended by inserting language as follows:

"(A) Uses Permitted.

(3) Additional uses are as follows:

Motor vehicle sales, provided the total lot size does not exceed one (1) acre."

Section 2. That this ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

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

PASSED AND APPROVED this _____ day of _____, 2020.

AYES: _____

NAYS: _____

Mayor

ATTEST:

City Clerk