



## **CITY OF WASHINGTON, ILLINOIS**

### **City Council Agenda Communication**

**Meeting Date:** March 16, 2020

**Prepared By:** Jon Oliphant, AICP, Planning & Development Director

**Agenda Item:** First Reading Ordinance – Motor Vehicle Sales Zoning Code Text Amendment

**Explanation:** The City's zoning code currently only allows for motor vehicle sales businesses to be located in the C-3 (Service Retail) district. Staff was originally approached by a citizen interested in opening a vehicle sales lot on two lots on the south side of Route 8 that are zoned C-2 (General Retail). 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 true 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 continue to 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.

**Fiscal Impact:** While there would be no immediate fiscal impact as a result of the adoption of this code amendment, allowing motor vehicle sales on smaller lots in the C-2 district as a permitted use could result in an increase in state shared use tax from the sales of the vehicles.

#### **Recommendation/**

**Committee Discussion Summary:** Staff recommends approval. The Planning and Zoning Commission held a public hearing at its meeting on March 4 and voted 4-1 to recommend approval.

**Action Requested:** Approval of the attached ordinance. A first reading ordinance is scheduled for March 16 and a second reading ordinance will be scheduled for April 6.

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