

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>

loliphant@ci.washington.il.us

MEMORANDUM

TO: Chairman Burdette and Planning and Zoning Commission
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: Public Hearing – James Kellerstrass Special Use Request, 300 Muller Road
DATE: July 28, 2020

Zoning: I-1 (Light Industrial)

Comprehensive Plan: Light Industrial

Summary: James Kellerstrass has submitted a special use application for the allowance of an auction service business and flea market to operate at 300 Muller Road. The zoning code allows for any C-2 and C-3 permitted uses such as these on I-1 properties upon approval of a special use. Staff recommends approval of the special use.

Background: The lot is approximately 0.8 acres in size and is owned by Sam Miller. A 7,500 square foot three-unit warehouse building was constructed in 1977. Three small office units are in the front of the building. Two of the warehouse units are currently occupied with truck storage being the primary use. Mr. Kellerstrass has proposed to utilize the remaining vacant unit (about 3,400 square feet) along with one of the office units (approximately 200 square feet) for use as an online auction service and state-licensed auction house. The on-site auction service is envisioned to be held once per week on Tuesday evenings starting in the Spring of 2021. He would also like to offer a community flea market in which people would be able to rent table space one weekend a month to offer their goods for sale.

While the corridor is almost exclusively zoned I-1, there are a variety of land uses ranging from office to commercial to light industrial. The two parcels to the south, while having been vacant for about 15 years, formerly housed a concrete plant. The proposed uses at 300 Muller would not appear to be detrimental to the public's health and safety nor would they impact the development potential along the corridor. There does not figure to be a significant amount of traffic generation and the site should be able to handle any off-street parking needs. There also likely would not be much additional noise production, though some noise would typically be customary with I-1 uses. The proposed uses would bring more activity to this corridor and fill a vacant space. Based on these factors, **staff recommends approval of the special use request to allow for an auction service business and flea market.**

A public hearing will be held by the Planning and Zoning Commission at their meeting on Wednesday, August 5 to make a recommendation to the City Council on the special use permit. A first reading ordinance will be scheduled for the August 17 Council meeting.

Enclosures

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: 300 Muller Rd, Washington

Property Tax ID (PIN) number: 02-02-23109-018

Current zoning classification of the property: _____

Current use of the property: Vacant

What is the Special Use for? Auction Service

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

Name of Applicant: James Kellersrass Phone Number of Applicant: 309-339-5469

Address of Applicant: 26218 Liberty Lane, Washington, IL

Owner of Property: _____

Address of Owner: _____

I would like to receive correspondence by: _____ Mail ☒ Email Email address: JKautionSold@gmail.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 of Applicant

Date

6th JULY 2020

Signature of Owner

Date

7.6.2020

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) _____

Tazewell County, Illinois

generated on 7/4/2020 11:41:28 AM CDT

Parcel

Parcel ID	Alt. PIN	Parcel Address	Data as of
02-02-23-109-018		300 MULLER RD, WASHINGTON	7/4/2020

Tax Payer Information

Tax Payer	MILLER RICHARD B TRUSTEE
Tax Payer Address	25816 SCHUCK RD WASHINGTON IL 615710000
Transfer Date	08/05/2003

Location Information

GIS	Section & Plat
District No. 02021	State Assigned District No. 020
Township No. 002,	Routing No.
Parcel Address 300 MULLER RD, WASHINGTON	Legal Desc. SEC 23 T26N R3W MORRIS MANOR SEC 2 LOT 11 NE 1/4

Parcel Information

Topography

Services

Property Class Code 60 COMMERCIAL BUSINESS	Level N	Water	
Neighborhood Code 229	High N	Sewer	
Neighborhood Factor .00	Low N	Gas	
Neighborhood Type	Rolling N	Electricity	N
Street or Road Code	Swampy N	Sidewalk	
	Flood Hazard	Alley	N
	Waterfront Property Type		

City of Washington, Illinois
Special Use Permit Application
Additional Information

Landscaping Plan: Planted area along the building front would be maintained in a manner that is deemed attractive and appealing as part of the overall presentation.

Business Operations to be carried out at this location:

James Kellerstrass, has completed professional auction school training at Missouri Auction School. A copy of that diploma is attached. James Kellerstrass has completed and passed the Illinois Department of Professional Regulation Division of real estate auctioneer examination. A copy of this passed examination is attached.

James Kellerstrass is the sole member of JASK LLC which will be conducting business (DBA) JK Auctions and is currently registered with the State of Illinois. Application has been made to register JK Auctions as a licensed Auction House with James Kellerstrass as the prosiding auctioneer. Certificates showing this registration and recent certificate in good standing is included.

On-Line Auctions : Using the space to intake, photograph, stage, display and store items offered Through an online auction service base. The current planned service is Hi-Bid but May include other professional sites such as Proxibid.

Bidders would be offered 1 or 2 days / evenings to preview the items. All bidding for the auction takes place on-line through an auction service by registered bidders.

Winning bidders would have a scheduled date / time to pick up their purchases.

Ideally we would have 2 to 3 on-line auctions concurrently running at any given time.

In- Person Auctions: Currently planned to start up in the Spring of 2021. The current plan calls for in person auctions to be occurring 1 night a week taking place on Tuesday evening from about 6 pm to 8 pm. This would be similar to the weekly auction taking place at an auction house in Morton on Thursday nights.

Community Flea Market: We would like to offer a community flea market one weekend a month. The flea market would offer tables to rent by individuals. Table renters would then offer their wares for sale similar to a garage sale operation.

EK
pg 1 of 2

Auction & Flea Market notes: None of the sale venues would be offering any firearms nor liquor for sale at this location as the business would not be licensed to offer these in this sale format. James Kellerstrass nor JK Auctions has any intention of seeking an FFL or liquor license.

JASK LLC, as owners of Needle in a Haystack has a long history of ensuring family friendly items are offered for sale and would continue that tradition as JK Auctions.

JASK LLC operating as Needle in a Haystack at 2390 Washington Road, has a long exemplified history of being part of the community. In the past 4 years Needle in a Haystack has sponsored a variety of area school teams, activities, events and community non-profit organizations.

As with many auction houses and flea markets we anticipate these sale venues to bring consumers into the community who will also support other local businesses.

We are happy to answer any questions anyone may have about our planned operation and look forward to working with the City of Washington and the community in developing this opportunity.

With Great Appreciation,

A handwritten signature in black ink, appearing to read 'JK' with a long, sweeping horizontal line extending to the right.

James Kellerstrass
JASK LLC dba
JK Auctions
26218 Liberty Lane
Washington, IL 61571
(309) 285-5479
jkauctionsold@gmail.com

A handwritten signature in black ink, appearing to read 'JK' with a long, sweeping horizontal line extending to the right.

Missouri Auction School

This Certifies That

James E. Kellerstrass

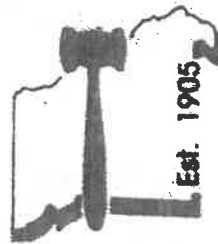
has successfully completed the course of study in

Auctioneering

As offered by this school and is hereby granted this

Diploma

Given this 22nd day of June, 2020



Paul A. Durrell

President

CITY OF
WASHINGTON
TAEWEEL 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)



Prepared by the City of Washington
Department of Planning and Development
Printed: July 28, 2020



LOCATION MAP

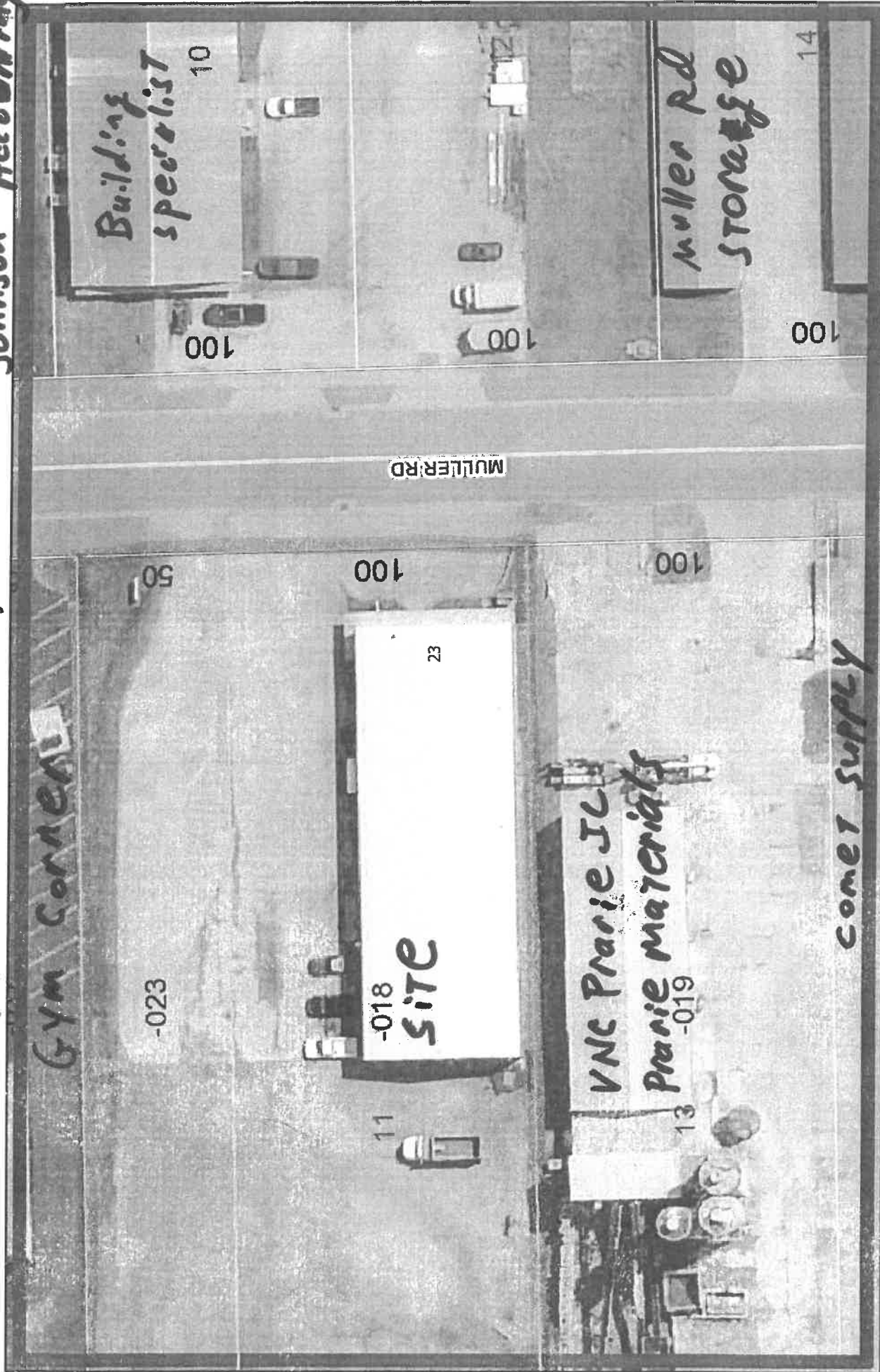


BTB

Tazewell County GIS

Johnson Accounting

farm field



comet supply
muller Rd
storage

I-155 — IL 29 — US 24
I-474 — IL 98 Streets
I-74 — US 150



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