

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 – Request by Caleb Bond to Rezone Part of a Parcel on Washington Road from R-1 to C-3
DATE: August 25, 2020

Zoning: R-1 (Single- and Two-Family Residential) and C-3 (Service Retail)
Comprehensive Plan: Office and Service Commercial

Summary: Caleb Bond has requested the rezoning of a portion of a parcel on Washington Road (IL Route 8) from R-1 to C-3. The rezoning would allow for the applicant to expand his business (Prairie Built Barns) onto the remainder of the property, which is only permitted in the C-3 district. Staff recommends denial of the rezoning as detailed below.

Background: The property is currently owned by Jeff and Holly Pflederer, who operate Washington Self Storage at 2272 Washington Road. Prairie Built Barns opened earlier this year at 2272 Washington Road as well as a portion of the subject property. The western 35 feet is zoned C-3 with the remainder of the property zoned R-1. The property was rezoned in 2002 from C-1 (Local Retail) to the current zoning splits. The split zoning was done to match the zoning to the west and to allow for the storage business to utilize that space. The eastern portion of the property was rezoned to R-1 to allow for duplex construction, which has never occurred. A proposal to rezone the property to C-2 (General Retail) in 2017 was heard by the Planning and Zoning Commission prior to the applicant withdrawing the request. This proposed rezoning would ensure that there is not a split of zoning classifications on the same property.

The property is approximately 0.52 acres. The parcels to the north and east in Rolling Meadows North are zoned R-1. The parcels to the west are zoned C-3. Washington Plaza, located on the south side of Route 8, is zoned C-2. The comprehensive plan designates this property as Office and Service Commercial. The proposed rezoning would allow for a broader number of uses than would be customary within that classification.

Because of its location on Route 8, IDOT also reviews access to the site and the stormwater detention requirements. IDOT will not approve of any future building on the property until these requirements have been met. The City would only want access to be from Route 8 and not to have a secondary ingress/egress from Briar Lane. With this proposal intended to allow for an expansion of the business to the west, additional access is likely less desirable than if it would be for a new use with a separate owner/operator. If a rezoning was approved, landscaping would be required adjacent to Route 8 and as a buffer for the residences to the north and east prior to the commencement of operations.

This property likely holds more value as a commercial use due to its location on a five-lane arterial road with an average daily traffic count of more than 13,000. The sale of storage sheds is among the least impactful non-residential uses to adjacent residential properties provided overnight light is minimal. However, staff's concern is less with the immediate proposed use that would be on the property and more with the potential for other land uses. The C-3 district allows numerous retail and office uses that would not be as compatible near residential. Some neighbors expressed uneasiness about the proposed 2017 rezoning to C-2, which allocates fewer permitted uses than C-3. The C-2 designation provides a slightly better transition between the other automobile-oriented uses to the west and south and the long-standing residential to the north and east.

Due to these reasons, staff cannot support the proposed rezoning of the remainder of the Washington Road property from R-1 to C-3.

A public hearing will be held by the Planning and Zoning Commission at their meeting on Wednesday, September 2.

Enclosures

cc: Caleb Bond

CITY OF WASHINGTON, ILLINOIS

APPLICATION FOR REZONING

To have a complete application for a rezoning, 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: Washington Rd. Washington, IL (Lot 382, Rolling Meadows)

Property Tax ID (PIN) number: 02-02-20-301-045

Current zoning classification of the property: R1 Proposed zoning classification of the property: C3

Current use of the property: Residential Lot

Proposed use of the property: Retail Building sales

Does the proposed zoning meet the City's Comprehensive Plan? (circle one) YES / NO

If not, what unique characteristics about your property warrant a rezoning? _____

Name of Applicant: Caleb Bond Phone Number of Applicant: _____

Address of Applicant: 407 Kingsbury Rd. Germantown Hills, 61598

Owner of Property: Jeff and Holly Pfleiderer

Address of Owner: 907 Firestone Dr. Washington, IL 61571

I would like to receive correspondence by: _____ Mail ☒ Email _____ Email address: _____

PLAT REQUIREMENTS: Your rezoning plat must show:

- The subject property and all adjacent properties (including across rights-of-way)
- Each property shall be labeled to show the owner or business name, address, current zoning, and proposed zoning
- Adjacent 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. The Planning Commission will consider the following factors before making their recommendation to the City Council:

1) Existing uses and zoning of nearby property; 2) Extent to which property values are diminished by particular zoning restrictions; 3) Extent to which destruction of value of some property promotes health, safety, morals or general welfare of the public; 4) Relative gain to public compared to hardship imposed upon individual property owners; 5) Suitability of property for zoned purposes; 6) Length of time property has been vacant as zoned, considered in context of land developed in vicinity; 7) Community need for the proposed use; and 8) Compatibility with the Comprehensive Plan.

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 Rezoning.

Signature of Applicant

Date

8/5/20

Signature of Owner

Date

8/5/20

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.: _____

Fee Paid? Y / N

Date: _____

Plat Submitted? Y / N Date: _____

Documentation of Authority Submitted: _____

Date to go before the Planning and Zoning Commission: _____

Commission Action: _____

Caleb Bond

Prairie Built Barns of Washington

To Whom It May Concern,

I as the Owner of Prairie Built Barns of Washington, IL am hoping to expand our offerings to our customers throughout the area. Currently we are limited to the property adjacent on the Western side and would like to be able to offer more portable building options to our customers. The addition of this secondary area would also allow us to offer different types of buildings such as carports and other metal structures as well as other offerings. Some of these other options that we hope to include in the future are: Playsets for kids, Quality Outdoor furniture, Seasonal Offerings, Christmas Trees, etc.

These plans and plans for developing the site would be performed at leisure as we feel comfortable about the expansion and would be completed in stages. It is our desire to be in our current location for a long time and want to offer quality products to our neighbors as well as supply a wholesome God centered business for our community to benefit from. We would appreciate your support in this endeavor.

Thank You

Caleb Bond

Prairie Built Barns of Washington, IL

2272 Washington Rd. Washington, IL

3097179360

**Washington Self Storage, LLC
2272 Washington Rd.
Washington, IL 61571
contact@washingtonselfstore.com
www.washingtonselfstore.com**

August 4, 2020

RE: Permission to apply for re-zoning of parcel SEC 20 T26N R3W Rolling Meadows SEC 10 LOT 382 SW 1/4

To Whom it May Concern:

Caleb Bond, Owner/Operator of Prairie Built Barns of Washington, IL and tenant at 2272 Washington Rd., Washington, IL, has our permission to seek the rezoning of parcel SEC 20 T26N R3W Rolling Meadows SEC 10 LOT 382 SW ¼.

Attached you will find a copy of the Deed. Please feel free to contact us with any questions.

Sincerely,

Handwritten signatures of Jeff and Holly Pflederer in black ink.

Jeff & Holly Pflederer
Owners
Washington Self Storage
309-208-3243
contact@washingtonselfstore.com
www.washingtonselfstore.com

Enclosure

CITY OF
WASHINGTON
TAZEWELL COUNTY, ILLINOIS

LOCATION MAP



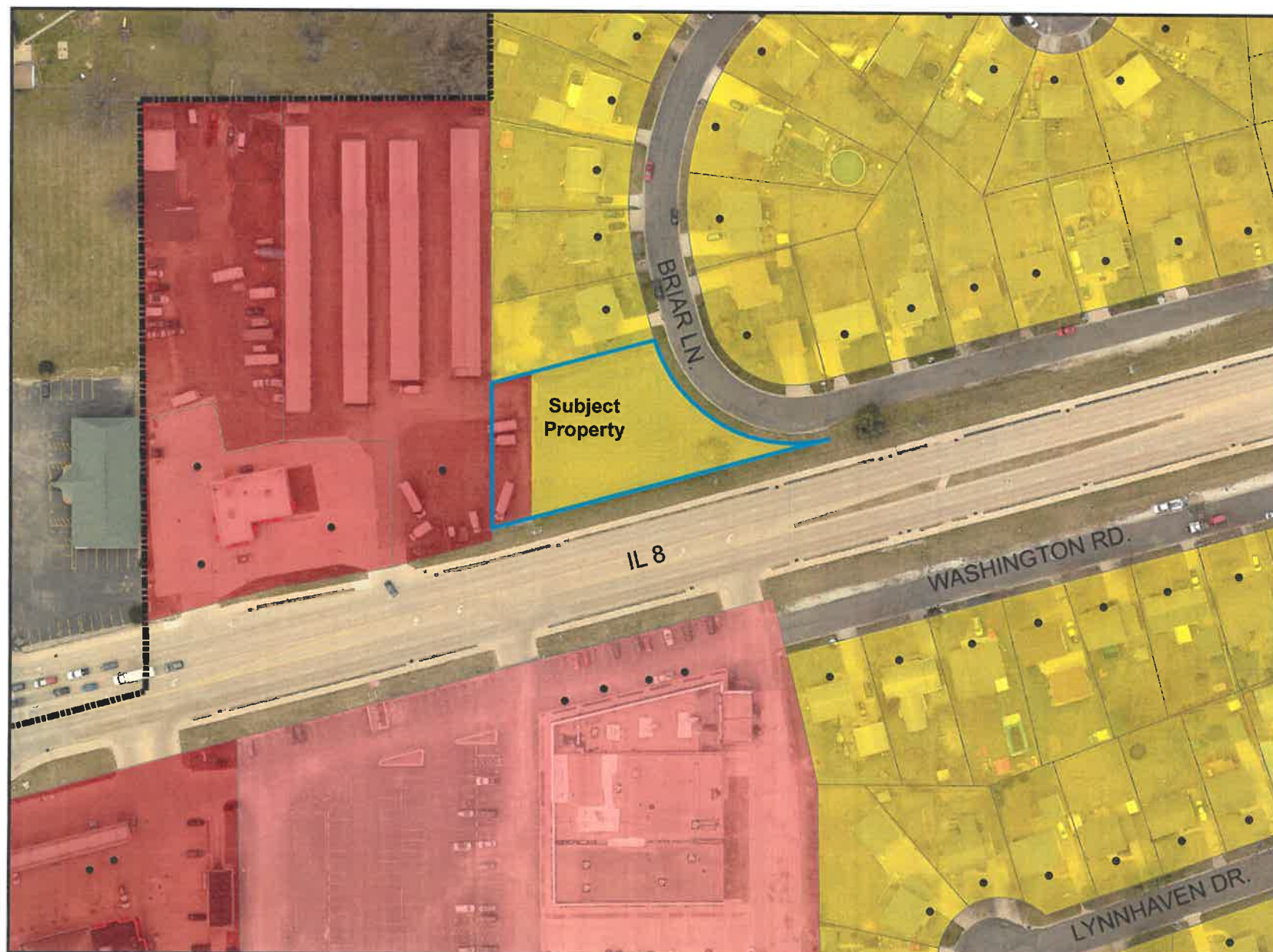
Legend

- 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: August 25, 2020





CITY OF
WASHINGTON
TAZEVELL COUNTY, ILLINOIS

LOCATION MAP



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