

CITY OF WASHINGTON
PLANNING & DEVELOPMENT DEPARTMENT

301 Walnut St. • Washington, IL 61571

Ph. 309-444-1122 • Fax 309-444-9779

bholmes@ci.washington.il.us

MEMORANDUM

TO: Chairman Burdette and Planning & Zoning Commission
FROM: Becky Holmes, Building & Zoning Supervisor
SUBJECT: Request of Core & Main LP for a variance to exceed the maximum outdoor storage allowed in an I-1 district.
DATE: February 24, 2021

PZC REQUEST: To allow the petitioner to exceed the maximum allowable storage area on an I-1- (Light Industrial) zoned property. The zoning code requires that outside storage must be limited to an area no greater in size than the floor area of the first floor of the enclosed buildings on the parcel.

BACKGROUND: The property is zoned I-1, is 5.05 acres and is a corner lot that fronts N. Cummings Ln. and the future Freedom Parkway. Core & Main recently purchased this property with the intention of moving its operations from its current site a couple blocks to the south on N. Cummings. The principal building on the property will be approximately 12,000 square feet. The requested outside storage (about 3.5 acres, which includes space for its vehicles to maneuver around the site) is close to the size of the storage on the current site as a ratio to the overall lot size, (see attached aerial and site plan). Core & Main distributes waterworks construction materials and needs a large amount of storage space. The new site will be required by Code to be screened from view, which isn't true of the current site since it predates the zoning code requirements. This will greatly improve the aesthetics compared to the current chain link around the perimeter.

STAFF OBSERVATIONS:

- It appears that the petitioners may not be able to receive reasonable return on their property without the ability to exceed the allowed outside storage area.
- There does appear to be unique circumstance as the lot is over 5 acres.
- It does not appear that there may be a change to the character of the neighborhood as the area is required to be screened from view.

STAFF RECOMMENDATION: Staff recommends approval of the variance request to exceed the maximum allowable outside storage area.



**CITY OF
WASHINGTON**
TAZEWELL COUNTY, ILLINOIS

LOCATION MAP

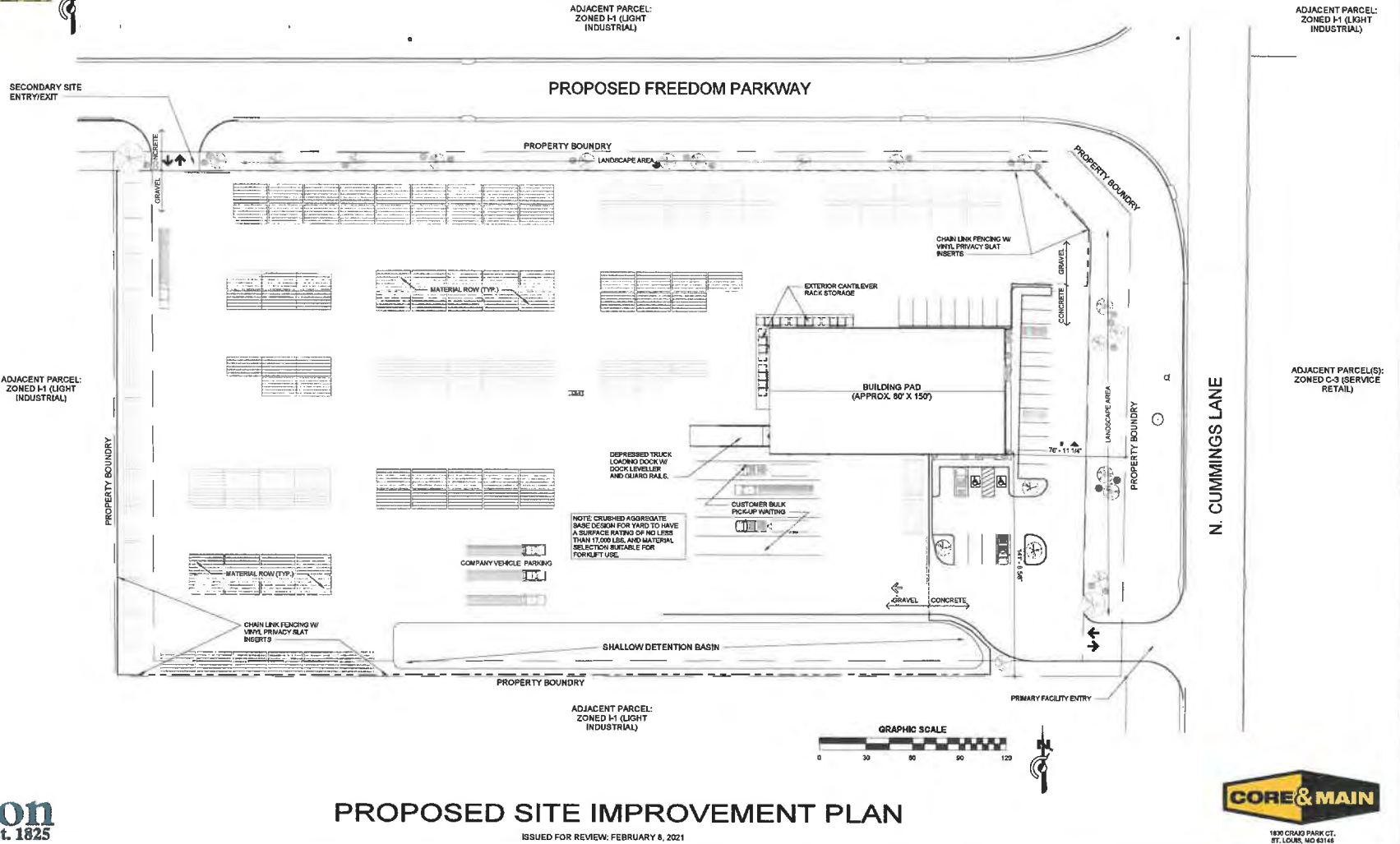


Prepared by the City of Washington
Department of Planning and Development

Printed: January 25, 2021



AERIAL LOCATION
SCALE: N.T.S.



CITY OF WASHINGTON, ILLINOIS

APPLICATION FOR VARIANCE

To have a complete application for a variance, you must submit the following:

- Signed and completed application
- Plat showing subject property and proposed site improvements
- Ownership documentation (lease, deed, mortgage, etc.)
- Application fee of \$100 payable to the City of Washington

Name(s) of Applicant(s): Core & Main LP

Phone Number of Applicant: 636-346-2157

Address of Applicant: 5 Acres N. Cummings Ln, Washington, IL 61571 - Property Tax I.D. #:

Owner of Property: Core & Main LP

Address of Owner: 1830 Craig Park Ct., St. Louis, MO 63146

I would like to receive correspondence by: Mail X Email Email Address: timothy.moorman@coreandmain.com or andrew.babarotta@coreandmain.com

Property Tax ID (PIN) number: 02 - 02 - 16 - 400 - 047

Current zoning classification of the property: I-1 (Light Industrial) Current use of the property: vacant property

Describe how your property cannot yield a reasonable return, if it is required to be used only under the general conditions of your zoning classification:

We are in need of using the majority of our 5 acres for outside storage or our inventory; without this storage we are not able to conduct business as needed.

To the best of your knowledge, can you affirm that the hardship described above was not created by an action of anyone having property interests in the land after the Zoning Ordinance became law? Yes No X

If "no," explain why the hardship should not be regarded as self-imposed. (Self-imposed hardships are NOT entitled to variations.)

We have been working with the city to ensure this property would be suitable for our intended use for the past 12-18 months. Our current business uses nearly 2 acres of outside storage.

Describe how your situation is unique or different from any other property:

We are a distributor of Waterworks material and it requires are large amount of external space to house and stage for sale.

Describe the alteration or change, if any, in the basic character of the neighborhood the variation, if granted, would make:

There should not be any alteration to the neighborhood only allow us to store more material outside.

Describe the nature of the variation you are requesting (*attach dimensioned site plan*):

We are requesting more exterior storage, the 5ac we purchased was intended to allow us to store material on at least 3.5 of those acres.

PUBLIC HEARING: Your case will be referred with staff's recommendation to the next regularly scheduled Planning and Zoning Commission (PZC) meeting for a public hearing. The PZC meets the first Wednesday of every month at 6:30 p.m. at the Washington District Library meeting room at 380 N. Wilmor Road. At the PZC meeting, you will present your request. A variance cannot be granted by the PZC unless the PZC finds, based upon the application and evidence presented at the public hearing, that a strict application of the terms of the Zoning Ordinance imposes practical difficulties or particular hardship. The following are examples of variances that can be granted:

1. To permit the extension of a district where the boundary line of a district divides a lot in single ownership as shown of record.
2. To permit the reconstruction of a nonconforming building which has been destroyed or damaged to an extent of more than fifty percent (50%) of its value, by fire or act of God, or the public enemy, where the PZC shall find some compelling public necessity requiring a continuance of the nonconforming use, but in no case shall such a permit be issued if its primary function is to continue a monopoly.
3. To make a variance, by reason of exceptional narrowness, shallowness or shape of a specific piece of property of record, or by reason of exceptional topographical conditions the strict application of any provision of this chapter would result in peculiar and exceptional practical difficulties or particular hardship upon the owner of such property, and amount to a practical confiscation of property, as distinguished from a mere inconvenience to such owner, provided such relief can be granted without substantial detriment to the public good and without substantially impairing the general purpose and intent of the comprehensive plan as established by the regulations and provisions contained in the Zoning Ordinance.
4. To interpret the provisions of this chapter where the street layout actually on the ground varies from the street layout as shown on the district map fixing the several districts.
5. To waive the parking requirements in the business or industrial districts whenever the character or use of the building is such as to make unnecessary the full provision of parking facilities or where such regulations would impose an unreasonable hardship upon the use of the lot, as contrasted with merely granting an advantage or convenience.
6. To permit a building to be erected, reconstructed, altered, or enlarged so that the building lines would extend beyond the distance specific in this chapter into side yards or into front yards; provided that such variance may not be granted:
 - a. Unless there is a building in the block that extends beyond the distance from the front street line specified in this chapter, in which case the building line may be permitted to extend as near to the front street line as such nonconforming building;
 - b. Unless the lot is irregular in shape, topography, or size; or
 - c. Unless the street line of the lot is directly opposite the street line of a lot which is irregular in shape, topography, or size.
7. To permit in any district such modifications of the requirements of the regulations of this chapter as the Board may deem necessary to secure all appropriate development of a lot where adjacent to such lot on two or more sides there are buildings that do not conform to the regulations of the district.

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 Variance.*



Signature of Applicant

February 3rd, 2021

Date



Signature of Owner

February 3rd, 2021

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 Becky Holmes, Building and Zoning Supervisor, at (309) 444-1122.

Checkout

Wed. Feb. 03, 2021 11:31:55 AM

Items in Your Cart

Item	Cost	Quantity	Total
Customer Service/Clerk Misc Payments Payment amount (100.00): 100.00	100.00	1	100.00
Service Fee			2.49
Total			\$ 102.49

Order Information

Date Processed: Wed, Feb 3, 2021 12:31 PM
Tracking Number: 2021

Payment Method: VIS^
Credit Card Number:
Credit Card Expiration Date:

Customer Service/Clerk Misc Payments**Submitted Information****Submitted Information**

Full Name: BeckyHolmes
Payment Description: varlance-Core & Main

Signature

X