

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 Bill and Virginia Hexamer to Rezone 704 Catherine Street from I-1 to R-1 and Angela Whalen to Rezone 708 Catherine Street from I-1 to R-1
DATE: May 21, 2021

Zoning: I-1 (Light Industrial)

Comprehensive Plan: Single- and Two-Family Residential

Summary: A fire destroyed the house at 708 Catherine Street in March. The property is zoned I-1 (Light Industrial) and a house is a nonconforming use in that zoning district. Staff recommends approval of the rezoning for that property as well as the adjacent 704 Catherine property as detailed below.

Background: Chapter 154.174(C) of the City Code states that a "nonconforming building may not be reconstructed or structurally altered during its life to an extent exceeding in aggregate cost fifty percent (50%) of the current fair value of the building unless said building is changed to a conforming use." The Code grants the ability to the PZC to approve a variance to allow for the reconstruction of a nonconforming building. A single-family house is not a permitted use in the I-1 district. The former house was moved to the property in 1962 according to the City's building permit records.

The Santa Fe Railroad formerly passed through this area and a depot was generally located across the street on the north side of Catherine. Several businesses have been tied to the 704 Catherine property decades ago. This appears to be why there are five parcels that have been zoned I-1 since zoning became effective in Washington in 1961. With the exception of the parcels to the north that have direct frontage on Business Route 24 and are zoned either C-3 (Service Retail) or I-1, this area has long been exclusively residential. All of the other properties are zoned R-1 (Single- and Two-Family Residential).

Requests for variances and rezonings require public hearings. As such, staff approached the owner of the 708 Catherine property, Angela Whalen, to see if she would be willing to consider the rezoning option to allow for the rebuilding of her house. A rezoning requires City Council approval whereas a variance can be approved by the PZC. She submitted an application to have the property rezoned to R-1. Staff then reached out to the adjacent property owners of the other I-1 zoned parcels. Of those, Bill and Virginia Hexamer, owners of 704 Catherine, also agreed to the consideration of the rezoning to R-1. Staff was not able to make contact with the owner of the three undeveloped parcels to the east of 708 Catherine.

As mentioned above, this area is overwhelmingly residential and is best suited for remaining residential in the future. The comprehensive plan's future land use designation for this area, including 704 and 708 Catherine, is Single- and Two-Family Residential.

Due to these reasons, staff supports the proposed rezoning of 704 and 708 Catherine Street from I-1 to R-1. The rebuilding of a house at 708 Catherine is tentatively anticipated in June.

A public hearing will be held by the Planning and Zoning Commission at their meeting on Wednesday, June 2. A first reading ordinance will be scheduled for the June 7 City Council meeting.

Enclosures

cc: Angela Whalen



**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: May 24, 2021

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: 708 Catherine

Property Tax ID (PIN) number: 02-02-24-205-002

Current zoning classification of the property: R1

Proposed zoning classification of the property: R1

Current use of the property: Residential

Proposed use of the property: _____

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: Angela J Whalen

Phone Number of Applicant: _____

Address of Applicant: 609 Wilsbire Dr

Owner of Property: MARK DUBOIS

Address of Owner: _____

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. Wilmor 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.

Angela J Whalen
Signature of Applicant

4-19-21
Date

Signature of Owner

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 Jon Oliphant, Planning & Development Director at (309) 444-1135.

FOR OFFICE USE ONLY

Case No.: _____

Plat Submitted? Y / N Date: _____

Date to go before the Planning and Zoning Commission: _____

Fee Paid? Y / N

Date: _____

Documentation of Authority Submitted: _____

Commission Action: _____

Tazewell County, Illinois

generated on 5/6/2021 9:26:24 AM CDT

Parcel

Parcel ID 02-02-24-205-002	Alt. PIN	Parcel Address 708 CATHERINE ST, WASHINGTON	Data as of 5/1/2021
--------------------------------------	-----------------	---	-------------------------------

Tax Payer	Tax Payer Information
Tax Payer Address	WHALEN ANGELA J 708 CATHERINE ST WASHINGTON IL 61571
Transfer Date	02/05/2019

Location Information	
GIS	Section & Plat
District No. 02027	State Assigned District No. 020
Township No. 002,	Routing No.
Parcel Address 708 CATHERINE ST, WASHINGTON	Legal Desc. MARLYN ADDN 2ND EXT NE 1/4 SEC 24 E106' OF LOT 50

Parcel Information		Topography		Services	
Property Class Code	30 UNIMPROVED LOT	Level	N	Water	
Neighborhood Code	210	High	N	Sewer	
Neighborhood Factor	112.00	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

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: 704 Catherine St.

Property Tax ID (PIN) number: 02 - 02 - 24 - 205 - 020

Current zoning classification of the property: I-1 Proposed zoning classification of the property: R-1

Current use of the property: Storage

Proposed use of the property: Residential

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: Bill + Virginia Hexamer

Phone Number of Applicant: _____

Address of Applicant: 704 Catherine St.

Owner of Property: "

Address of Owner: "

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

Signature of Owner

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 Jon Oliphant, Planning & Development Director at (309) 444-1135.

FOR OFFICE USE ONLY

Case No.: _____

Plat Submitted? Y / N Date: _____

Date to go before the Planning and Zoning Commission: _____

Fee Paid? Y / N

Date: _____

Documentation of Authority Submitted: _____

Commission Action: _____

Tazewell County, Illinois

generated on 5/6/2021 9:26:57 AM CDT

Parcel

Parcel ID 02-02-24-205-020	Alt. PIN	Parcel Address 704 CATHERINE ST, WASHINGTON	Data as of 5/1/2021
--------------------------------------	-----------------	---	-------------------------------

Tax Payer Information

Tax Payer	HEXAMER BILLY D TRUSTEE
Tax Payer Address	1402 CALVIN DR WASHINGTON IL 61571
Transfer Date	

Location Information

GIS		Section & Plat	
District No.	02027	State Assigned District No.	020
Township No.	002,	Routing No.	
Parcel Address	704 CATHERINE ST, WASHINGTON	Legal Desc.	SEC 24 T26N R3W MARLYN ADDN 2ND EXT LOT 50 INCL PT ABD RR (EXC S 25X128 & E 106) 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			