



CITY OF WASHINGTON, ILLINOIS
City Council Agenda Communication

Meeting Date: May 17, 2021

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

Agenda Item: First Reading Ordinance – I-1 Outside Storage Zoning Code Text Amendment

Explanation: A variance was approved at the March PZC meeting to allow for additional outside storage for the future Core & Main construction than is currently allowed in the I-1 zoning district. The zoning code allows for outside storage but it is limited to an area no greater than the floor area of the first floor of the enclosed buildings on the parcel. Core & Main distributes waterworks construction materials and needs a large amount of storage space. With a building planned to be about 12,000 square feet, they would not have been able to meet the zoning code restriction without the variance. Requiring most or all of the material storage to be inside on an I-1 property would greatly increase construction costs and would impact economic development.

Staff recommends an amendment to the code that allows for greater outside storage in the context of its location in proximity to residential. There are relatively few I-1 properties in the city limits and the majority of them are located on either N. Cummings Lane, Muller Road, or Wood Street. The zoning code requires screening for the side and rear yards of any I-1 uses that are adjacent to a residential district. Staff would not recommend any additional outside storage allowance when adjacent to a residential district. Of the 106 properties zoned I-1, only 44 are not adjacent to a residential property.

The attached draft amendment would allow for up to 50 percent of the lot be utilized for outside storage when no part of the lot is adjacent to a residential district. Additionally, while there are zoning code references for the screening of any industrial uses and activity areas, language is proposed within this section to make clear that a 6-7' high solid wall or solid fence fully enclose the outside storage area regardless of whether it is located adjacent to a residential district.

Fiscal Impact: There is no direct fiscal impact as a result of this amendment but it could assist in the building or expansion of future light industrial development projects.

Recommendation/

Committee Discussion Summary: The Planning and Zoning Commission held a public hearing on the proposed code amendment at its meeting on May 4 and unanimously recommended approval. A first reading ordinance is scheduled for the May 17 City Council meeting and a second reading will be scheduled for the June 7 meeting.

Action Requested: Approval of the draft zoning code text amendment.

ORDINANCE NO. _____

(Synopsis: Adoption of this ordinance would allow for up to 50 percent of a lot to be utilized as outside storage in the I-1 zoning district when not located adjacent to a residential zoning district).

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF
THE CITY OF WASHINGTON, ILLINOIS BY AMENDING CHAPTER 154.107 ENTITLED “I-1
DISTRICTS”**

WHEREAS, the City of Washington Zoning Ordinance adopted February 20, 1961, as amended, provides the permitted uses for properties zoned in the I-1 classification; and

WHEREAS, a proposed amendment to the City of Washington Zoning Ordinance was referred to the Planning and Zoning Commission which, if enacted, would modify the scope of permitted outdoor storage for real estate parcels zoned in the I-1 classification not adjacent to residential zoning district; and

WHEREAS, public notice in the form required by law was given of the public hearing, and the Planning and Zoning Commission held such a public hearing on _____, 2021; and

WHEREAS, the Planning and Zoning Commission has made its findings and recommendations concerning amendment to the City of Washington Zoning Ordinance and the corporate authorities have duly considered said findings and recommendations and find that the amendment modifying the scope of permitted outdoor storage for real estate parcels zoned in the I-1 classification is advisable.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON,
TAZEWELL COUNTY, ILLINOIS, as follows:**

Section 1. That § 154.107 of Chapter 154 of the Washington Municipal Code of Ordinances titled “I-1 Districts” is hereby amended by inserting language as follows:

“(G) Accessory uses permitted.

(1) Outside storage of raw materials, work in process inventory, finished goods inventory, and supplies is a permitted use accessory to the main use of the property; provided, however, that such outside storage shall be limited and conditioned as follows:

(a) Such outside storage must be limited to an area no greater than fifty (50) percent of the lot area unless any part of the lot is located adjacent to a residential-zoned property.

(b) Such 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 when any part of the lot is adjacent to a residential-zoned property.

(c) Any outside storage must be entirely screened by a solid wall or a solid fence along the property line. Such wall or fence shall be no less than six (6) feet high or more than seven (7) feet high.”

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 _____, 2021.

AYES: _____

NAYS: _____

Mayor

ATTEST:

City Clerk