

# CITY OF WASHINGTON

## PLANNING & DEVELOPMENT DEPARTMENT

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### MEMORANDUM

TO: Chairman Burdette and Planning and Zoning Commission  
FROM: Jon R. Oliphant, AICP, Planning & Development Director  
SUBJECT: Public Hearing – Request by Mike Cochran on Behalf of Harry and Georgette Williams to  
Rezone 501 School Street from AG-1 to R-1  
DATE: November 18, 2021

**Zoning:** AG-1 (Agriculture)

**Comprehensive Plan:** General Commercial

**Summary:** Mike Cochran has submitted a rezoning application on behalf of property owners Harry and Georgette Williams to rezone 501 School Street from AG-1 (Agriculture) to R-1 (Single- and Two-Family Residential). Staff recommends approval of the rezoning as detailed below.

**Background:** The property is approximately 7.5 acres and is currently zoned AG-1 (Agriculture). While single-family residential is a permitted use in the AG-1 district, the minimum lot size (two acres) and minimum lot width (200 feet) significantly restrict subdivision opportunities, particularly within an area with access to both City water and sewer. A single-family house was built in 1996.

With the exception of Lot 1, which would have access from School Street, and the existing house, each of the lots would be serviced by a private drive whose maintenance would be the responsibility of the individual lot owners. Mr. and Mrs. Williams intend to only offer the lots to family members. The cul-de-sac length would be less than 600', which is the maximum allowable by the subdivision code. The subdivision code requires that all residential lots have access and frontage on a public street. The code grants the Planning and Zoning Commission the ability to "waive the requirement where, due to unique circumstances or topographical limitations, access to a public street must be provided by either by a private drive or an ingress/egress easement." The PZC approved the allowance of a private street at its meeting on September 1, 2021.

The property is planned for General Commercial. Self-storage facilities currently border the subject property on the west, south, and east sides and each are zoned C-3 (Service Retail). The property to the north is not in the city limits and is zoned County A-1. However, this location about 0.25 miles north of Route 8 and on a two-lane major collector road diminish its commercial viability as does the existence of a single-family house on the parent tract. As such, single-family residential lots appear to be a better fit in that area.

As a result, **staff supports the proposed rezoning of 501 School Street from AG-1 to R-1** as part of a potential future Williams Subdivision. A public hearing will be held by the Planning and Zoning Commission at its meeting on December 1. A first reading ordinance would be scheduled for the December 6 City Council meeting. If approved, preliminary and final plats would likely be submitted in the near future to formally subdivide the lots as proposed.

Attachments

# 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: 501 School St Washington, IL 61571

Property Tax ID (PIN) number: 02 - 02 - 20 - 200 - 023

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

Current use of the property: Single Family Residential

Proposed use of the property: Single Family 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? Comprehensive plan shows this lot as being zoned GC, but the use is already single family residential. Comprehensive plan shows R-1 zoning adjacent to the North and West.

Name of Applicant: Michael P Cochran Phone Number of Applicant: (309) 360-4040

Address of Applicant: 311 SW Water St., Ste 215 Peoria, IL 61602

Owner of Property: Harry & Georgette Williams

Address of Owner: 501 School St Washington, IL 61571

I would like to receive correspondence by: ☐ Mail ☒ Email Email address: mcochran@austinengineeringcompany.com

**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

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.: \_\_\_\_\_

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: \_\_\_\_\_

Tazewell County, Illinois

generated on 11/22/2021 8:46:43 AM CST












Parcel					
Parcel ID		Alt. PIN	Parcel Address		Data as of
02-02-20-200-023			501 SCHOOL ST, WASHINGTON		11/20/2021
Tax Payer Information					
Tax Payer		WILLIAMS HARRY M			
Tax Payer Address		501 SCHOOL ST WASHINGTON IL 615710000			
Transfer Date		10/06/1999			
Location Information					
GIS		Section & Plat			
District No.	02021	State Assigned District No.		020	
Township No.	002,	Routing No.			
Parcel Address	501 SCHOOL ST, WASHINGTON	Legal Desc.		SEC 20 T26N R3W SOUTHERLY PT LOT B (EXC SUBD) NE 1/4 7.50 AC	
Parcel Information		Topography		Services	
Property Class Code	40 IMPROVED RESIDENTIAL LOT	Level	N	Water	
Neighborhood Code	213	High	N	Sewer	
Neighborhood Factor	108.00	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  
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)
-  City\_Limit\_Washington



Prepared by the City of Washington  
Department of Planning and Development

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