



## CITY OF WASHINGTON, ILLINOIS

### City Council Agenda Communication

**Meeting Date:** December 6, 2021

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

**Agenda Item:** First Reading Ordinance – 501 School Street Rezoning Request

**Explanation:** Harry and Georgette Williams are the property owners of 501 School Street. The property is approximately 7.5 acres and is currently zoned AG-1 (Agriculture). Mike Cochran has submitted a rezoning application on behalf of Mr. and Mrs. Williams to rezone the property from AG-1 to R-1 (Single- and Two-Family Residential). 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 ten other 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 diminishes 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.

**Fiscal Impact:** There figures to be more significant property tax generated from the addition of 12 single-family homes upon buildout. The most recent tax bill is \$8,465.56. Depending on the value of each of the homes, there conservatively figures to be at least \$70,000 in additional annual property tax revenue.

#### **Recommendation/**

**Committee Discussion Summary:** The Planning and Zoning Commission held a public hearing on this request at its meeting on December 1. The PZC unanimously recommended approval of the rezoning.

**Action Requested:** Staff supports the proposed rezoning of 501 School Street from AG-1 to R-1 as part of a potential future Williams Subdivision. A first reading ordinance is scheduled for the December 6 Council meeting and a second reading ordinance will be scheduled for the December 20 meeting. If approved, preliminary and final plats would likely be submitted in the near future to formally subdivide the lots as proposed.

**ORDINANCE NO. \_\_\_\_\_**

(Adoption of this ordinance would rezone 501 School Street from AG-1, Agriculture, to R-1, Single- and Two-Family Residential)

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
OF THE CITY OF WASHINGTON, TAZEWELL COUNTY,  
ILLINOIS, BY REZONING 501 SCHOOL STREET FROM AG-1 TO R-1**

**WHEREAS**, a Petition has been filed by Mike Cochran on behalf of Harry and Georgette Williams for the hereinafter-described tract of real property, more particularly described on Exhibit A, attached hereto, and by reference expressly made a part hereof, to have said property rezoned as R-1; and

**WHEREAS**, all hearings required to be held before agencies of the City took place pursuant to proper legal notice.

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

**Section 1.** That the draft minutes of the Planning and Zoning Commission made at the public hearing held on December 1, 2021, and the recommendation of staff contained in its Memorandum to the Planning and Zoning Commission of November 18, 2021, are hereby incorporated by reference as the findings of the City Council, as completely as if fully recited herein at length. Also, all exhibits submitted at the public hearing are hereby incorporated by reference as fully as if attached hereto.

**Section 2.** That the City Zoning Ordinance adopted February 20, 1961, as amended, and the Official Zoning Map which is a part of said ordinance, are hereby amended to rezone the property more particularly described from AG-1 to R-1.

**Section 3.** That the City Clerk is hereby authorized to note the zoning grant made by this ordinance on the Official Zoning Map of the City of Washington, Tazewell County, Illinois.

**Section 4.** That this ordinance shall be in full force and effect from and after its passage and approval by the City Council of the City of Washington, Tazewell County, Illinois.

**PASSED AND APPROVED** in due form of law at a regular meeting of the City Council of the City of Washington, Tazewell County, Illinois, on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**EXHIBIT A**

**LEGAL DESCRIPTION**

SEC 20 T26N R3W SOUTHERLY PT LOT B (EXC SUBD) NE 1/4

PIN: 02-02-20-200-023

## 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

10/12/21

Signature of Owner

Date

10/12/21

Harry M Williams

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: \_\_\_\_\_

# 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](mailto: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 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.

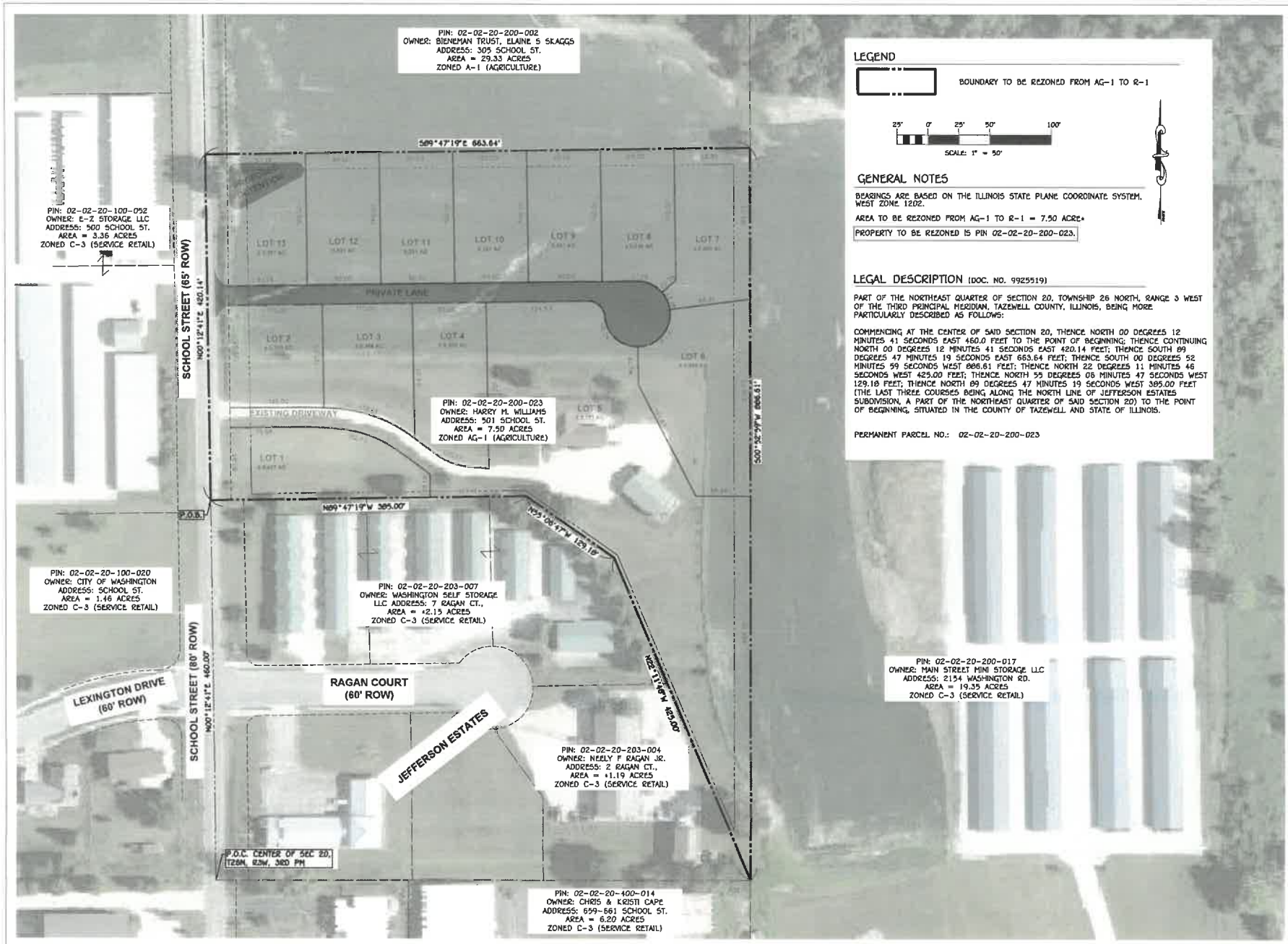
As a result, **staff supports the proposed rezoning of 501 School Street from AG-1 to R-1** as part of a potential future Williams Subdivision. A public hearing will be held by the Planning and Zoning Commission at its meeting on December 1. A first reading ordinance would be scheduled for the December 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

Tazewell County, Illinois

generated on 12/2/2021 12:32:03 PM CST

Parcel					
Parcel ID		Alt. PIN	Parcel Address		Data as of
02-02-20-200-023			501 SCHOOL ST, WASHINGTON		11/27/2021
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 Neighborhood Code Neighborhood Factor Neighborhood Type Street or Road Code	40 IMPROVED RESIDENTIAL LOT 213 108.00	Level	N	Water	
		High	N	Sewer	
		Low	N	Gas	
		Rolling	N	Electricity	N
		Swampy	N	Sidewalk	
		Flood Hazard		Alley	
		Waterfront Property Type		N	



**AUSTIN ENGINEERING CO., INC.**  
 Consulting Engineers & Surveyors  
 200 East Main Street, Suite 101A  
 Davenport, Iowa 52801  
 Certificate No. 05131338



**REZONING EXHIBIT**  
 A PART OF THE NORTHEAST QUARTER OF SECTION 20,  
 TOWNSHIP 26 NORTH, RANGE 3 WEST OF THE THIRD  
 PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS  
 FOR: WILLIAMS SUBDIVISION

DATE	BY
10-12-2021	REZONING EXHIBIT

REZONING EXHIBIT	
PROJECT NO.	XX-XX-XXXX
DATE	10-12-2021
DRAWN	BY
CHECKED	BY
APPROVED	BY
DATE	





**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: December 2, 2021*