



## CITY OF WASHINGTON, ILLINOIS

### City Council Agenda Communication

**Meeting Date:** February 6, 2023

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

**Agenda Item:** First Reading Ordinance – Request by Sam Miller to Rezone a Property on W. Jefferson Street from R-1A to C-3 and a Special Use Request to Allow a Light Fabrication, Welding, and Repair Use on the Same Parcel

**Explanation:** Sam Miller of Wilmor Road Holdings, LLC, has requested the rezoning of a parcel on W. Jefferson Street from R-1A (Single-Family Residential) to C-3 (Service Retail). Also included is a special use request on the same property for the operation of a light fabrication, welding, and repair business. The rezoning would be heard first, as the special use is contingent upon a rezoning being approved. Staff recommends approval of the rezoning and the special use.

No improvements are located on the parcel, which is located on the south side of W. Jefferson, just west of N. Wilmor Road. An adjacent property to the east under the same ownership had a rezoning and special use approved in 2018. This proposal would allow for an expansion of the Miller Custom Welding business operations. The properties to the north are zoned R-1 (Single- and Two-Family Residential) and those to the west and a single parcel to the south are zoned R-1A. The properties to the east and south are primarily zoned C-2 (General Retail), except for one property on Business Route 24 and the neighboring property owned by Mr. Miller, which are zoned C-3. The area has a mixture of uses, including institutional (Five Points, Washington Fire Department, Central Schools, and Washington High School), single-family housing, and retail/service.

The property is approximately 1.03 acres. Besides the opening of Five Points about 15 years ago, the mix of land uses has remained the same. Mr. Miller plans on eventually constructing a new building to allow for additional fabrication space. There would continue to be minimal noise resulting from the fabrication, welding, and repair work and there would not be much traffic generation. The City's landscaping code would apply for the proposed use upon the construction of the building. The typical working hours are between 7 a.m. and 5 p.m.

Staff would refer to this property as one in transition, as it is located within close enough proximity to multiple uses that it could be relatively compatible with various uses. The proposed zoning and special use are appropriate for this property, with the neighboring property having a history as a construction use. The comprehensive plan deems this property and those fronting N. Wilmor south of W. Jefferson as General Commercial, which would be compatible with the proposed zoning. The proposed use would not appear to be detrimental to surrounding property values and would allow for greater use of the subject property. Light assembling and the packaging of materials, goods, and products provided entirely within enclosed buildings is allowed as a special use in the C-3 district.

**Fiscal Impact:** The lot currently generates little property tax without improvements on the property. The property is not currently in the Enterprise Zone but staff is exploring a possible boundary expansion to allow for it to be included at a later time. If the property was in the EZ, the property tax associated with any improvements would be abated for five full years starting in the year following the project closeout.

**Recommendation/**

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

**Action Requested:** Staff supports the approval of the rezoning of the W. Jefferson parcel from R-1A to C-3 and recommends approval of the special use for the expansion of a light fabrication, welding, and repair business on the same parcel. First reading ordinances for both the rezoning and special use are scheduled for the February 6 City Council meeting with second readings to be scheduled for February 20.

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

(Adoption of this ordinance would rezone a parcel near the intersection of N. Wilmor Road and W. Jefferson Street from R-1A, Single-Family Residential, to C-3, Service Retail)

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
OF THE CITY OF WASHINGTON, TAZEWEILL COUNTY,  
ILLINOIS, BY REZONING A PARCEL ON W. JEFFERSON STREET FROM R-1A TO C-3**

**WHEREAS**, a Petition has been filed by Sam Miller 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 C-3;

**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, TAZEWEILL COUNTY, ILLINOIS**, as follows:

**Section 1.** That the minutes of the Planning and Zoning Commission made at the public hearing held on February 1, 2023, and the recommendation of staff contained in its Memorandum to the Planning and Zoning Commission of January 23, 2023, 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 R-1A to C-3.

**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 \_\_\_\_\_, 2023.

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

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

\_\_\_\_\_  
Mayor

ATTEST:

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

**EXHIBIT A**

**LEGAL DESCRIPTION**

SEC 23 T26N R3W 1.03 AC TRACT IN THE NE CORNER OF LOT 28 NW 1/4

PIN: 02-02-23-100-028