

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

(Synopsis: Adoption of this ordinance would allow for a light fabrication, welding, and repair business to be located on a parcel near the intersection of N. Wilmor Road and W. Jefferson Street)

**AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A LIGHT FABRICATION, WELDING, AND REPAIR BUSINESS TO OPERATE AT A PARCEL ON W. JEFFERSON STREET**

**WHEREAS**, the City of Washington Zoning Ordinance adopted February 20, 1961, as amended, provides for a special use for the allowance of light assembling businesses in the C-3 (Service Retail) district per §154.093(B) provided entirely within enclosed buildings; and

**WHEREAS**, a petition has been filed with the City of Washington and referred to the Planning and Zoning Commission requesting such a special use for the operation of a light fabrication, welding, and repair business at a parcel on W. Jefferson Street; 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 February 1, 2023, and has recommended such a special use; and

**WHEREAS**, the Planning and Zoning Commission has made its findings and recommendations concerning the special use permit and the corporate authorities have duly considered said findings and recommendations and find that the special use procedures have complied with the Washington Zoning Code:

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

**Section 1.** The reports, findings, and recommendations of the Planning and Zoning Commission are herein 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. The City Council further finds that the proposed special use is in the public good and in the best interest of the City and its residents and is consistent with and fosters the purposes and spirit of the City of Washington Zoning Code. The special use granted will not be detrimental to the public health, safety, morals, comfort and general welfare, nor shall it be injurious to the use and enjoyment of other properties in the vicinity, nor substantially diminish or impair property values within the neighborhood.

**Section 2.** That the following described property owned by Wilmor Road Holdings LLC be granted a special use permit for the operation of a light fabrication, welding, and repair business and legally described as follows:

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

PIN: 02-02-23-100-028

**Section 3.** That the City Zoning Officer be directed to issue any permits to allow the installation on the above-described property in compliance with this special use ordinance.

**Section 4.** That the Zoning Map of the City of Washington, Tazewell County, Illinois, be amended so as to conform to the Special Use Permit granted herein.

**Section 5.** That this ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

AYES \_\_\_\_\_

NAYS \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Mayor

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

**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: 160 WILMOR RD  
Property Tax ID (PIN) number: 02-02-23-100-000-028  
Current zoning classification of the property: R-1A Proposed zoning classification of the property: C3  
Current use of the property: EMPTY LOT  
Proposed use of the property: NEW BUILDING FOR FABRICATION  
Does the proposed zoning meet the City's Comprehensive Plan? ☒ YES ☐ NO  
If not, what unique characteristics about your property warrant a rezoning? \_\_\_\_\_

Name of Applicant: SAM MILLER Phone Number of Applicant: \_\_\_\_\_  
Address of Applicant: 160 WILMOR RD  
Owner of Property: SAM MILLER  
Address of Owner: 160 WILMOR RD  
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.

Sam Miller  
Signature of Applicant

12.7.2022  
Date

Sam Miller  
Signature of Owner

12.7.2022  
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

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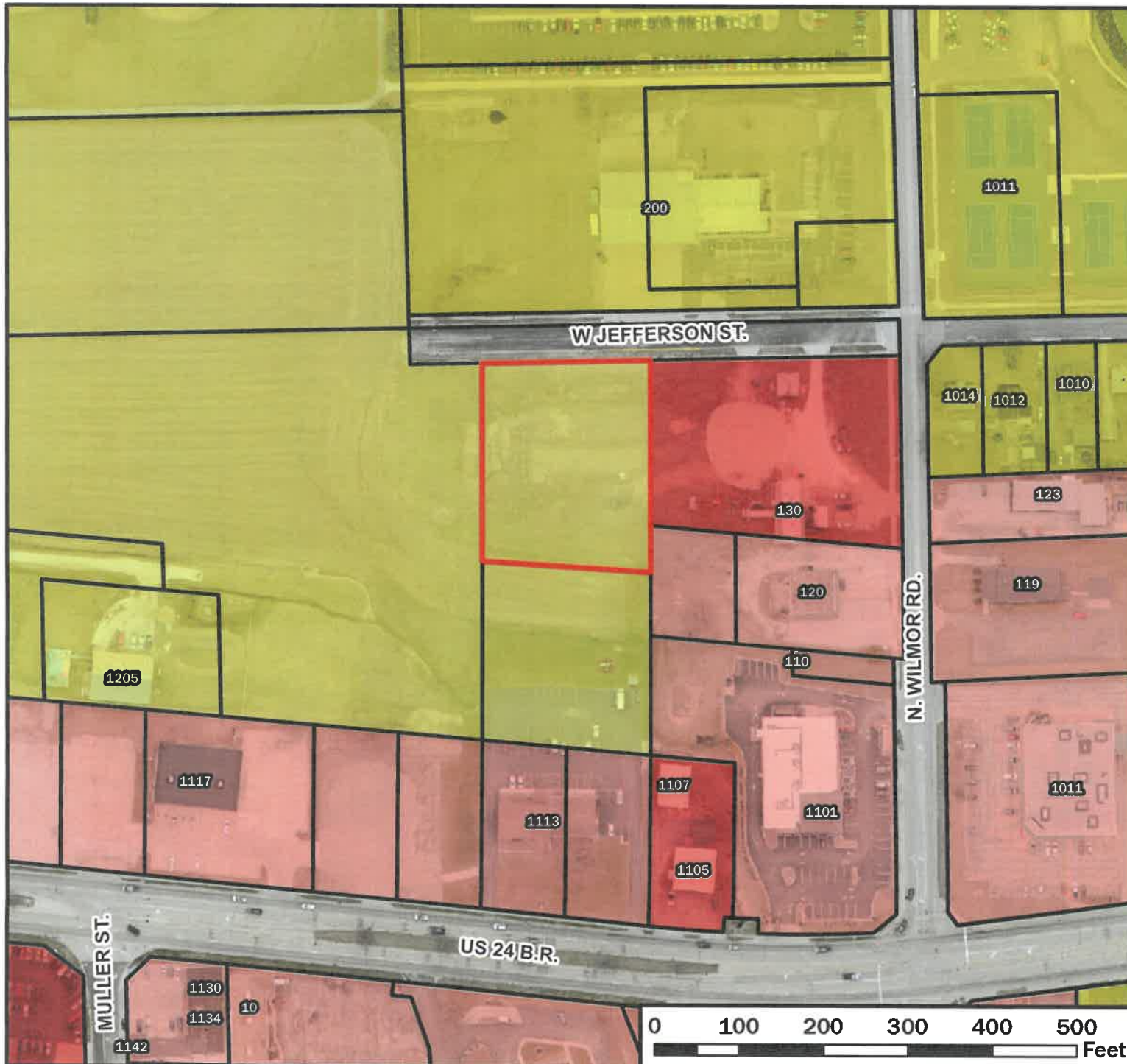
## Parcel

<b>Parcel ID</b> 02-02-23-100-028	<b>Alt. PIN</b>	<b>Parcel Address</b> W JEFFERSON ST, WASHINGTON	<b>Data as of</b> 12/31/2022
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<b>Tax Payer</b>	<b>Tax Payer Information</b>
<b>Tax Payer Address</b>	WILMOR ROAD HOLDINGS LLC
<b>Transfer Date</b>	26102 SCHUCK RD
	WASHINGTON IL 615710000
	03/06/2019

<b>Location Information</b>	
<b>GIS</b>	<b>Section &amp; Plat</b>
<b>District No.</b> 02021	<b>State Assigned District No.</b> 020
<b>Township No.</b> 002,	<b>Routing No.</b>
<b>Parcel Address</b> W JEFFERSON ST, WASHINGTON	<b>Legal Desc.</b> SEC 23 T26N R3W 1.03 AC TRACT IN THE NE CORNER OF LOT 28 NW 1/4


Parcel Information		Topography		Services	
<b>Property Class Code</b>	30 UNIMPROVED LOT	<b>Level</b>	N	<b>Water</b>	
<b>Neighborhood Code</b>	212	<b>High</b>	N	<b>Sewer</b>	
<b>Neighborhood Factor</b>	105.00	<b>Low</b>	N	<b>Gas</b>	
<b>Neighborhood Type</b>		<b>Rolling</b>	N	<b>Electricity</b>	N
<b>Street or Road Code</b>		<b>Swampy</b>	N	<b>Sidewalk</b>	
		<b>Flood Hazard</b>		<b>Alley</b>	N
		<b>Waterfront Property Type</b>			



# Location Map

PIN: 02-02-23-100-028

## Legend

 02-02-23-100-028

 Parcels

## Zoning

AG-1

 I-1

 CE

 R-1A

 R-1

 R-2

 C-1

 C-2

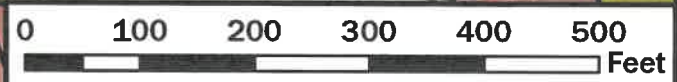
 C-3

 I-2

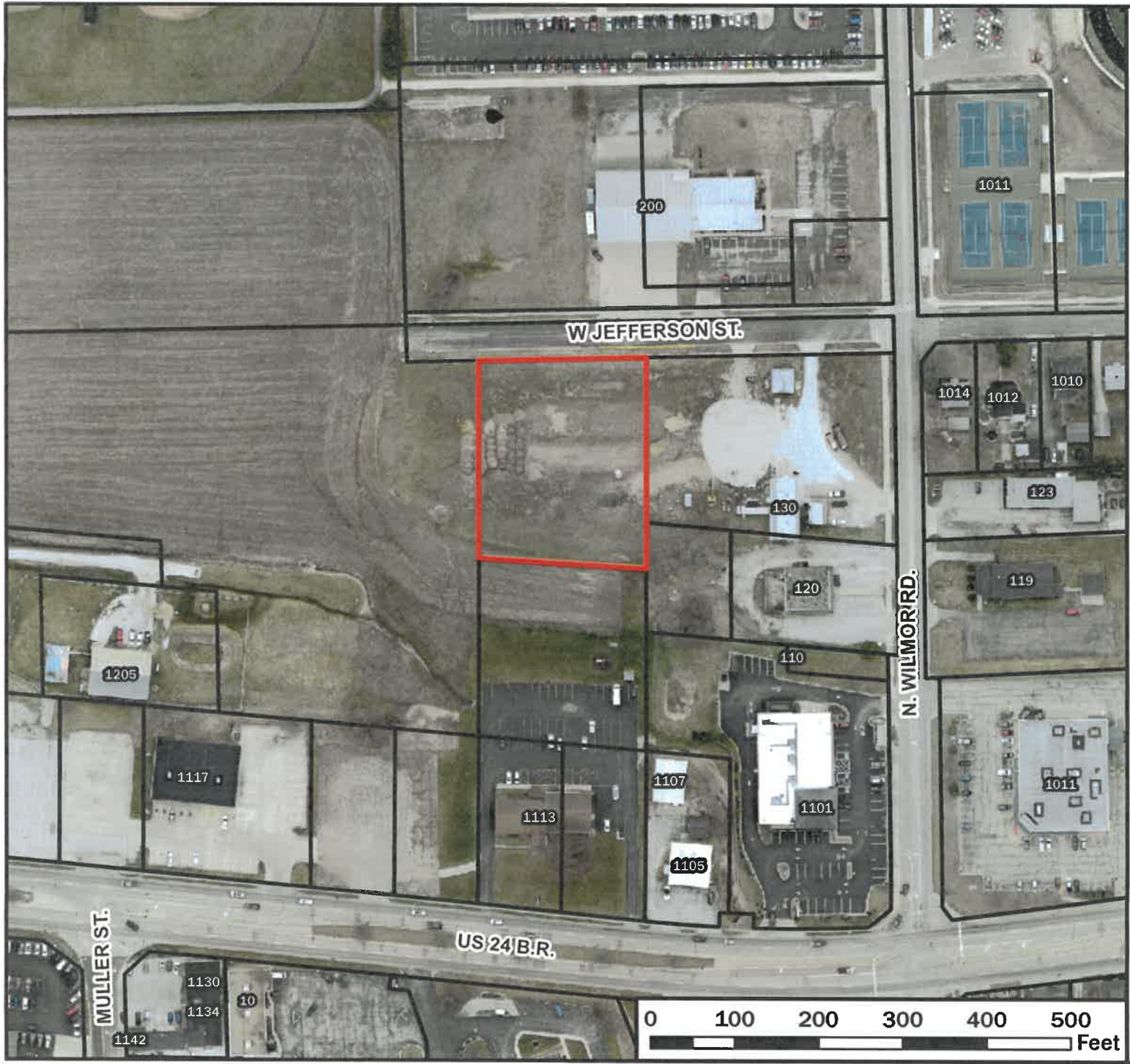


Date: 1/25/2023

*This map indicates approximate data locations and may not be 100% accurate. 2019 Aerial Imagery & Parcels are provided and maintained by Tazewell County.*







# Location Map

PIN: 02-02-23-100-028

## Legend

-  02-02-23-100-028
-  Parcels



Date: 1/25/2023

*This map indicates approximate data locations and may not be 100% accurate. 2019 Aerial Imagery & Parcels are provided and maintained by Tazewell County.*