

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 WACR Properties, LLC, to Rezone 115 N. Cummings Lane from I-1 to C-3
DATE: February 20, 2023

Zoning: I-1 (Light Industrial)

Comprehensive Plan: General Commercial

Summary: WACR Properties, LLC, has requested the rezoning of 115 N. Cummings Lane from I-1 (Light Industrial) to C-3 (Service Retail) to allow for a restaurant and retail redevelopment. Staff recommends approval of the rezoning as detailed below.

Background: Core & Main or a similar business under at least three different names had operated at 115 N. Cummings since 1970. Core & Main recently vacated the premises following the opening of its new facility at 400 N. Cummings last fall. The requested rezoning would allow for the property to be redeveloped for a restaurant and retail. The sale of it to WACR Properties, LLC, is contingent upon approval of the rezoning. The properties to the north, south, and east on the east side of N. Cummings are zoned C-3. Cherry Tree Shopping Center and its outlots, located on the west side of N. Cummings, are zoned C-2 (General Retail). The area near the Cummings and Business Route 24 intersection is largely comprised of properties used and zoned for commercial and industrial.

The property is approximately 3.22 acres. The Cummings and Business 24 intersection has one of the two highest average daily traffic counts in Washington, which makes it attractive to possible commercial businesses. While the primary ingress/egress is from N. Cummings, the property has about 60 feet of width adjacent to Herman Essig Drive on the north side of Business 24 that intersects with Sterling Street. This serves as secondary property access. WACR Properties would likely demolish the existing building to allow for a more efficient redevelopment should the rezoning be approved. The City's building design guidelines and landscaping code would apply for the proposed redevelopment upon the construction of any buildings.

The N. Cummings corridor contains a mix of commercial and industrial properties. The proposed zoning is appropriate for this property. The comprehensive plan deems this property and all of the immediately adjacent parcels 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. The property is in the Enterprise Zone.

Due to these reasons, the property is suitable for the proposed rezoning. Staff recommends approval of the rezoning of the 115 N. Cummings property from I-1 to C-3.

A public hearing will be held by the Planning and Zoning Commission at their meeting on Wednesday, March 1.

Enclosures

cc: WACR Properties

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: 115 N. Cummings Lane

Property Tax ID (PIN) number: 02 - 02 - 15 - 300 - 005

Current zoning classification of the property: I-1 Proposed zoning classification of the property: C-3

Current use of the property: waterworks infrastructure material development

Proposed use of the property: retail/restaurant

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: WACR Properties, LLC

Phone Number of Applicant: _____

Address of Applicant: _____

Owner of Property: Core & Main, LP

Address of Owner: c/o Tim Moorman, 1830 Craig Court, St. Louis, MO 63146

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.*

SEE ATTACHED SIGNATURE PAGE

Signature of Applicant

Date

SEE ATTACHED SIGNATURE PAGE

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: _____

**SIGNATURE PAGE TO
APPLICATION FOR REZONING**

Core & Main, LP

WACR Properties, LLC

By: Tim Moorman

By: Debra L. Braker, Manager

Name: Tim Moorman

Title: Director, Real Estate

**SIGNATURE PAGE TO
APPLICATION FOR REZONING**

Core & Main, LP

WACR Properties, LLC

By: _____

By: Debra L. Braker
Debra L. Braker, Manager

Name: _____

Title: _____

Tazewell County, Illinois

generated on 2/21/2023 2:28:10 PM CST

Parcel

Parcel ID	Alt. PIN	Parcel Address	Data as of
02-02-15-300-005		115 N CUMMINGS LN, WASHINGTON	2/18/2023

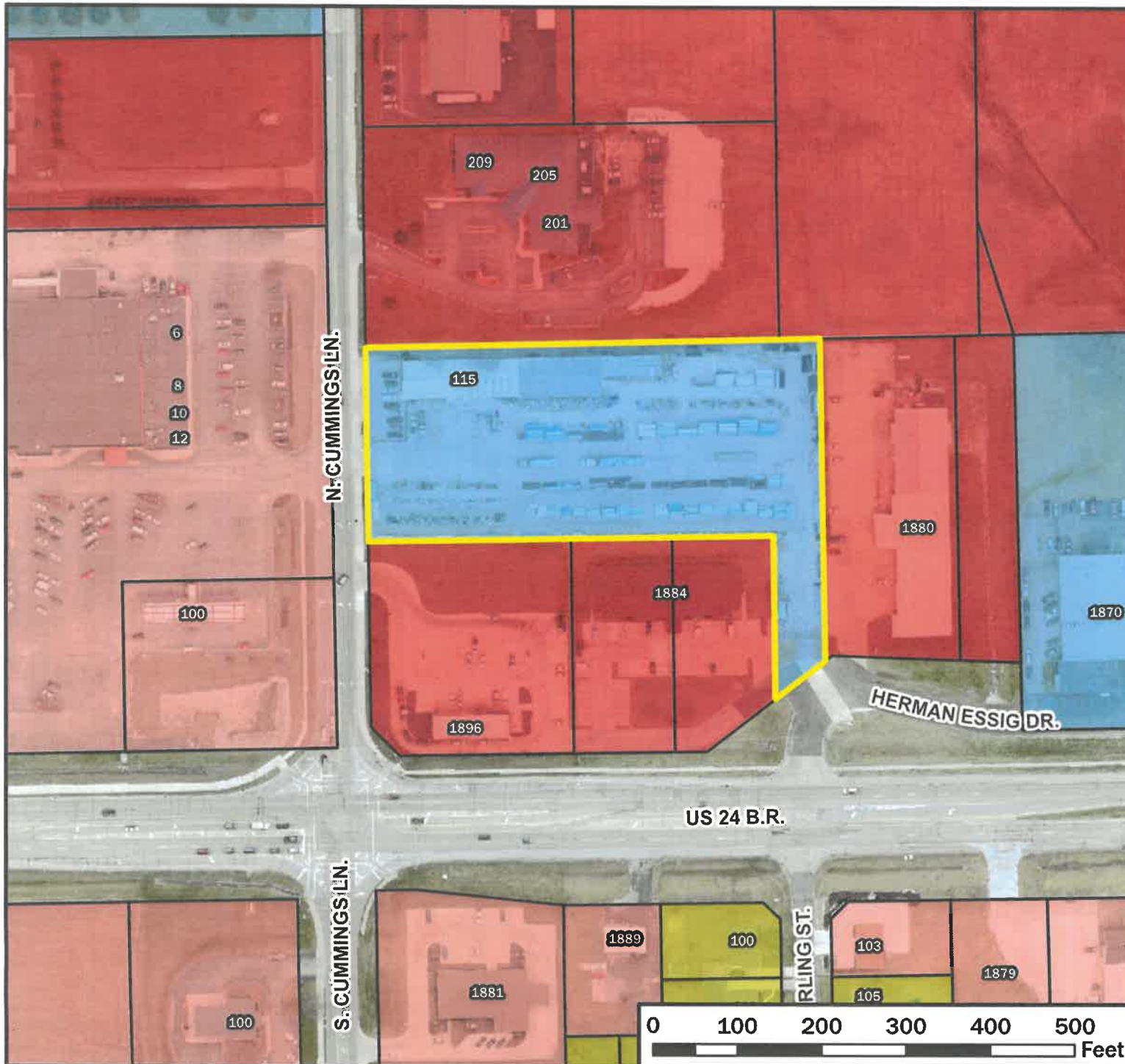
Tax Payer Information

Tax Payer	CORE & MAIN LP
Tax Payer Address	1830 CRAIG PARK CT MARYLAND HEIGHTS MO 63146
Transfer Date	02/10/2021

Location Information

GIS		Section & Plat	
District No.	02021	State Assigned District No.	020
Township No.	002,	Routing No.	
Parcel Address	115 N CUMMINGS LN, WASHINGTON	Legal Desc.	SEC 15 T26N R3W SUB LOT D-E & F OF TRACT 1 SW 1/4


Parcel Information		Topography		Services	
		Level	N		
Property Class Code	60 COMMERCIAL BUSINESS	High	N	Water	
Neighborhood Code	238	Low	N	Sewer	
Neighborhood Factor	.00	Rolling	N	Gas	
Neighborhood Type		Swampy	N	Electricity	N
Street or Road Code		Flood Hazard		Sidewalk	
		Waterfront Property Type		Alley	N



Location Map

PIN: 02-02-15-300-005

Legend

 02-02-15-300-005

 Parcels

Zoning

AG-1

 I-1

CE

 R-1A

 R-1

 R-2

 C-1

 C-2

 C-3

 I-2



Date: 2/15/2023

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: 02-02-15-300-005

Legend

-  02-02-15-300-005
-  Parcels



Date: 2/15/2023

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