

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

MEMORANDUM

TO: Chairman Burdette and Planning and Zoning Commission
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: Public Hearing – Request by Monical Pizza Corporation to Rezone 1901 Stoneway Drive from I-1 to C-2
DATE: April 24, 2023

Zoning: I-1 (Light Industrial)

Comprehensive Plan: General Commercial

Summary: Monical Pizza Corporation has requested the rezoning of 1901 Stoneway Drive from I-1 (Light Industrial) to C-2 (General Retail) to allow Monical's Pizza to construct a future restaurant. Staff recommends approval of the rezoning as detailed below.

Background: The Brownstone Business Park was platted in 1995. It was intended to accommodate the future construction of a new facility for Boley Tool and Machine Works. That construction did not occur and the only development on the eight lots has been a warehouse structure that was built in 1995. Each of the lots is ready for development, as water and sewer mains extend from N. Cummings Lane to the end of the Stoneway cul-de-sac. The property is owned by Boley Tool and Machine Works and would be sold to Monical Pizza Corporation contingent upon the approval of the rezoning request.

Monical's Pizza has been at its current location at 6 Cherry Tree Shopping Center for about 40 years. The company desires to have a new free-standing restaurant that has a pickup window and a seating capacity greater than the current location. It would provide a chance to update its interiors, create a fresh exterior, and hopefully provide additional employment opportunities in Washington. Dine-in service, pickup, and delivery will continue to be offered. It would like to commence construction and be open prior to the expiration of its current lease in June 2026.

The 1901 Stoneway Drive property is approximately 1.59 acres. The N. Cummings corridor is a major collector road with an average daily traffic count of nearly 8,000 at this location, making it attractive to possible commercial businesses with nearby access from US 24 and Business Route 24. Primary access would likely be accommodated on Stoneway, though an existing curb-cut exists on the north end of the property from N. Cummings.

The N. Cummings corridor contains a mix of commercial and industrial properties. The proposed zoning is appropriate for this property. While other properties on the west side of N. Cummings are zoned I-1, most parcels on the east side are zoned either C-2 or C-3 (Service Retail). The draft comprehensive plan deems this property as General Commercial, which would be compatible with the proposed zoning. The lots with direct frontage onto N. Cummings have more sales tax production potential than those further set back west on Stoneway that are identified as Light Industrial. The proposed use would not appear to be detrimental to surrounding property values and would allow for greater use of the subject property, which currently generates minimal property tax without any improvements. The property has been zoned I-1 since the platting of Brownstone Business Park, which is another key factor in considering a rezoning to C-2. 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 1901 Stoneway Drive property from I-1 to C-2.

A public hearing will be held by the Planning and Zoning Commission at their meeting on Wednesday, May 3.

Enclosures

cc: Monical Pizza Corporation

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: 1901 Stoneway Drive, Washington IL 61571

Property Tax ID (PIN) number: 02 02 16 201 004

Current zoning classification of the property: I-1 Proposed zoning classification of the property: C-2

Current use of the property: vacant land

Proposed use of the property: Monical's Pizza 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: Monical Pizza Corporation

Phone Number of Applicant: 815-937-1890 / 815-929-2004

Address of Applicant: 530 N Kinzie Avenue, Bradley IL 60915

Owner of Property: present owner: Boley Tool and Machine Works / owner pending approval of rezoning: Monical Pizza Corporation

Address of Owner: Boley = 1044 Spring Bay Rd, East Peoria, IL 61611 / Monical's = 530 N Kinzie Avenue, Bradley IL 60915

I would like to receive correspondence by: ☒ Mail ☒ Email Email address: janelle@monicals.com, chip@monicals.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. Wilmore 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.

Janelle L. Reents
Signature of Applicant

2-21-23
Date

Jon Boley
Signature of Owner

2-21-23
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: _____

**1901
Stonewall
Drive**

PIN: 02-02-16-201-004

Legend

1901 Stoneway Dr



Date: 4/25/2023

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



Tazewell County, Illinois

generated on 4/26/2023 11:40:53 AM CDT

Parcel

Parcel ID	Alt. PIN	Parcel Address	Data as of	
02-02-16-201-004		1901 STONEWAY DR, WASHINGTON	4/22/2023	
Tax Payer Information				
Tax Payer	BOLEY TOOL & MACHINE WORKS INC			
Tax Payer Address	1044 SPRING BAY RD EAST PEORIA IL 616110000			
Transfer Date	03/10/1999			
Location Information				
GIS		Section & Plat		
District No.	02021	State Assigned District No.	020	
Township No.	002,	Routing No.		
Parcel Address	1901 STONEWAY DR, WASHINGTON	Legal Desc.	SEC 16 T26N R3W BROWNSTONE BUSINESS PARK-FINAL PLAT LOT 2 NE 1/4	
Parcel Information		Topography	Services	
		Level	N	
Property Class Code	21 RURAL UNIMPROVED FARM	High	N	
Neighborhood Code	212	Low	N	
Neighborhood Factor	105.00	Rolling	N	
Neighborhood Type		Swampy	N	
Street or Road Code		Flood Hazard		
		Waterfront Property Type		
			Water	
			Sewer	
			Gas	
			Electricity	N
			Sidewalk	
			Alley	N