

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

301 Walnut St. · Washington, IL 61571

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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 Joshua Kitterman to Rezone 206 Walnut Street from R-1 to C-1
DATE: May 24, 2023

Zoning: R-1 (Single- and Two-Family Residential)

Comprehensive Plan: Mixed Use: Downtown Commercial & Residential

Summary: Joshua Kitterman has requested the rezoning of 206 Walnut Street from R-1 (Single- and Two-Family Residential) to C-1 (Local Retail) to allow for an office for a home service agency. Staff recommends approval of the rezoning as detailed below.

Background: Mr. Kitterman and his wife, Jillian, are owners of Home Helpers Home Care, which offers on-site care to allow citizens to live independently. The company provides services within the tri-county area. The couple have sought a building in which to complete the administrative work associated with the business. Patients would not be seen at the 206 Walnut building. The 206 Walnut property is owned by Frank Boley and would be sold to the Kitterman's subject upon the approval of the rezoning request.

Just nine properties are zoned C-1, which only allows for limited office and service uses. City Hall at 301 Walnut is one of the C-1 properties. The type of use proposed by the Kitterman's is permitted as an administratively-approved home occupation if it were to retain the R-1 zoning. However, a home occupation requires a dwelling to be used as a principal use with the business functioning as incidental and subordinate to the residence. The Kitterman's do not intend to use the structure as a house. As a result, a rezoning is required to allow for the proposed commercial use.

The property is approximately 0.13 acres. It includes an adjacent alley that was vacated in 1961. The dwelling was constructed in 1936 and has been utilized as a residential use during that entirety to the best of staff's knowledge. The Business 24 corridor is an arterial with an average daily traffic count of about 6,000 at this location. The corridor east of the Square primarily contains residential properties with some institutional and commercial mixed in. The proposed zoning is suitable for this property. The immediate vicinity has a mix of properties zoned R-1 and C-2 (General Retail). The adjacent former First United Methodist Church parcel at 104 S. Elm was rezoned in 2004 from C-1 to C-2 to allow for a future banquet facility. The size of the 206 Walnut property and a C-1 zoning severely limits its potential uses as compared to a variety of possible retail uses that are permitted in the C-2 district.

The comprehensive plan deems this property as Mixed Use: Downtown Commercial and Residential, which would be compatible with the proposed zoning. As long as the corridor continues as a three-lane state highway, it figures to remain a mix of residential, institutional, office, and limited commercial uses. The proposed use would not appear to be detrimental to surrounding property values. The property has been zoned R-1 since zoning was first adopted in Washington in 1961. The property is in the Enterprise Zone, though any benefits would only be derived should there be an extensive renovation that requires a building permit.

Due to these reasons, the property is suitable for the proposed rezoning. Staff recommends approval of the rezoning of the 206 Walnut Street property from R-1 to C-1.

A public hearing will be held by the Planning and Zoning Commission at their meeting on Wednesday, June 7.

Enclosures

cc: Joshua Kitterman

CITY OF WASHINGTON, ILLINOIS

APPLICATION FOR REZONING

To have a complete application for a rezoning, you must submit the following:

- Signed and completed application
- Ownership documentation (lease, deed, mortgage, etc.)
- Plat showing subject property and all adjacent properties – See below for plat requirements
- Accurate legal description obtained from the Warranty Deed
- Application fee of \$100 payable to the City of Washington

Address or location of property: 206 S Walnut St. Washington, IL, 61571

Property Tax ID (PIN) number: 02 - 02 - 24 - 109 - 004

Current zoning classification of the property: R-1 Proposed zoning classification of the property: C-1

Current use of the property: Unoccupied Single Family Home

Proposed use of the property: Office for Home Helpers Home Care (Home Service Agency)

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: Joshua Kitterman

Phone Number of Applicant: [REDACTED]

Address of Applicant: 205 S Webster St. Mackinaw, IL, 61755

Owner of Property: Francis Boley

Address of Owner: 1405 Shellbank Ct. Washington, IL 61571

I would like to receive correspondence by: ☐ Mail ☒ Email Email address: [REDACTED]

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]
Signature of Applicant

04/11/2023

Date

[Signature]
Signature of Owner

4/11/23

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.: _____

Fee Paid? Y / N

Date: _____

Plat Submitted? Y / N

Date: _____

Documentation of Authority Submitted: _____

Date to go before the Planning and Zoning Commission: _____

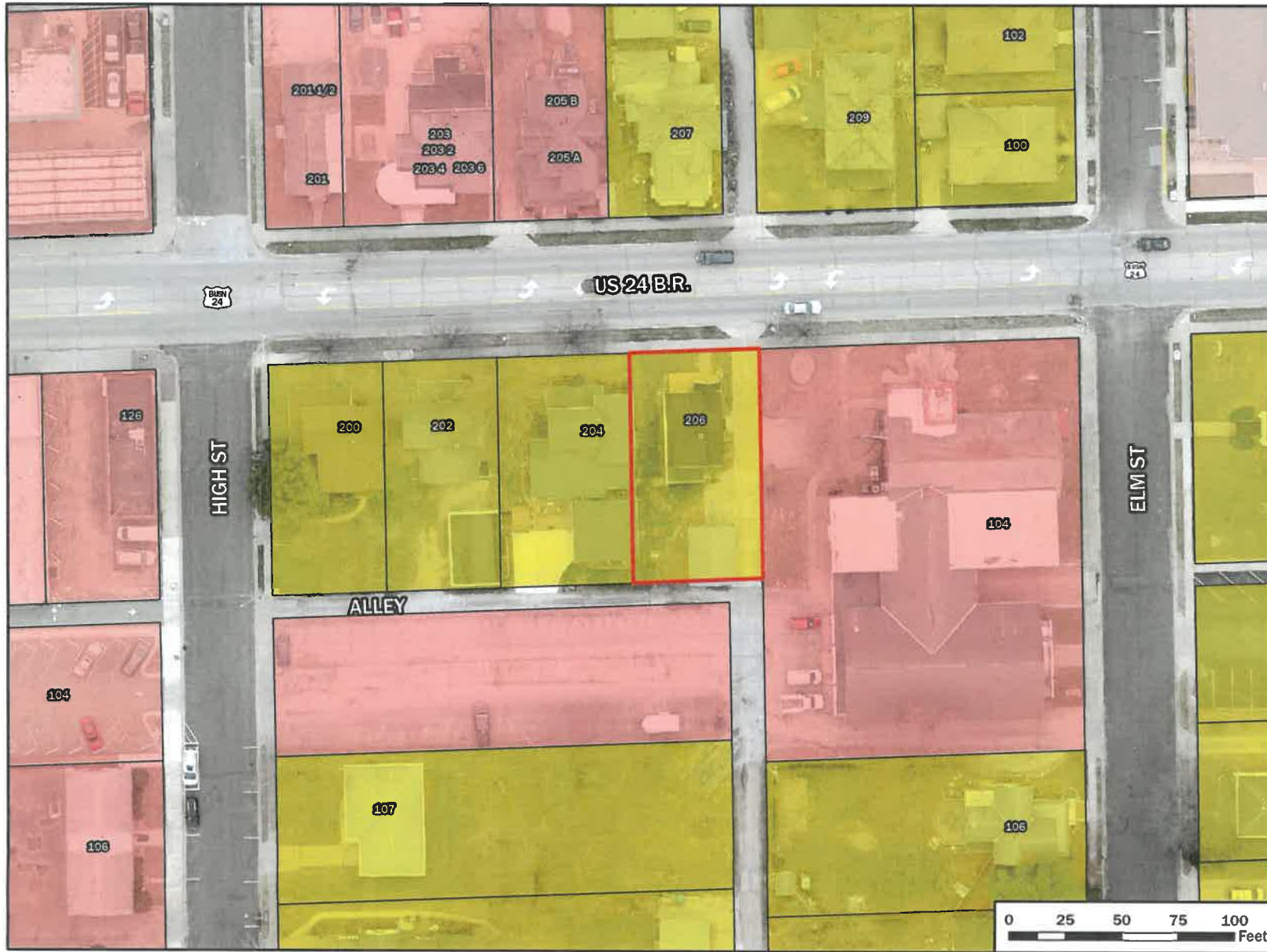
Commission Action: _____

Tazewell County, Illinois

generated on 5/30/2023 10:48:55 AM CDT

Parcel

Parcel ID 02-02-24-109-004		Alt. PIN		Parcel Address 206 WALNUT ST, WASHINGTON		Data as of 5/27/2023	
Tax Payer Information							
Tax Payer		BOLEY FRANK					
Tax Payer Address		1044 SPRING BAY RD EAST PEORIA IL 61611					
Transfer Date		07/13/2021					
Location Information							
GIS				Section & Plat			
District No.		02038		State Assigned District No.		020	
Township No.		002,		Routing No.			
Parcel Address		206 WALNUT ST, WASHINGTON		Legal Desc.		SEC 24 T26N R3W ORIGINAL TOWN LOT 53 (EXC W 8') NW 1/4	
Parcel Information				Topography		Services	
				Level		N	
Property Class Code		40 IMPROVED RESIDENTIAL LOT		High		N	
Neighborhood Code		210		Low		N	
Neighborhood Factor		112.00		Rolling		N	
Neighborhood Type				Swampy		N	
Street or Road Code				Flood Hazard			
				Waterfront Property Type			
						Water	
						Sewer	
						Gas	
						Electricity	
						Sidewalk	
						Alley	
						N	



206 Walnut Street

PIN: 02-02-24-109-004

Legend

206 Walnut St

Parcels

Zoning

AG-1

I-1

CE

R-1A

R-1

R-2

C-1

C-2

C-3

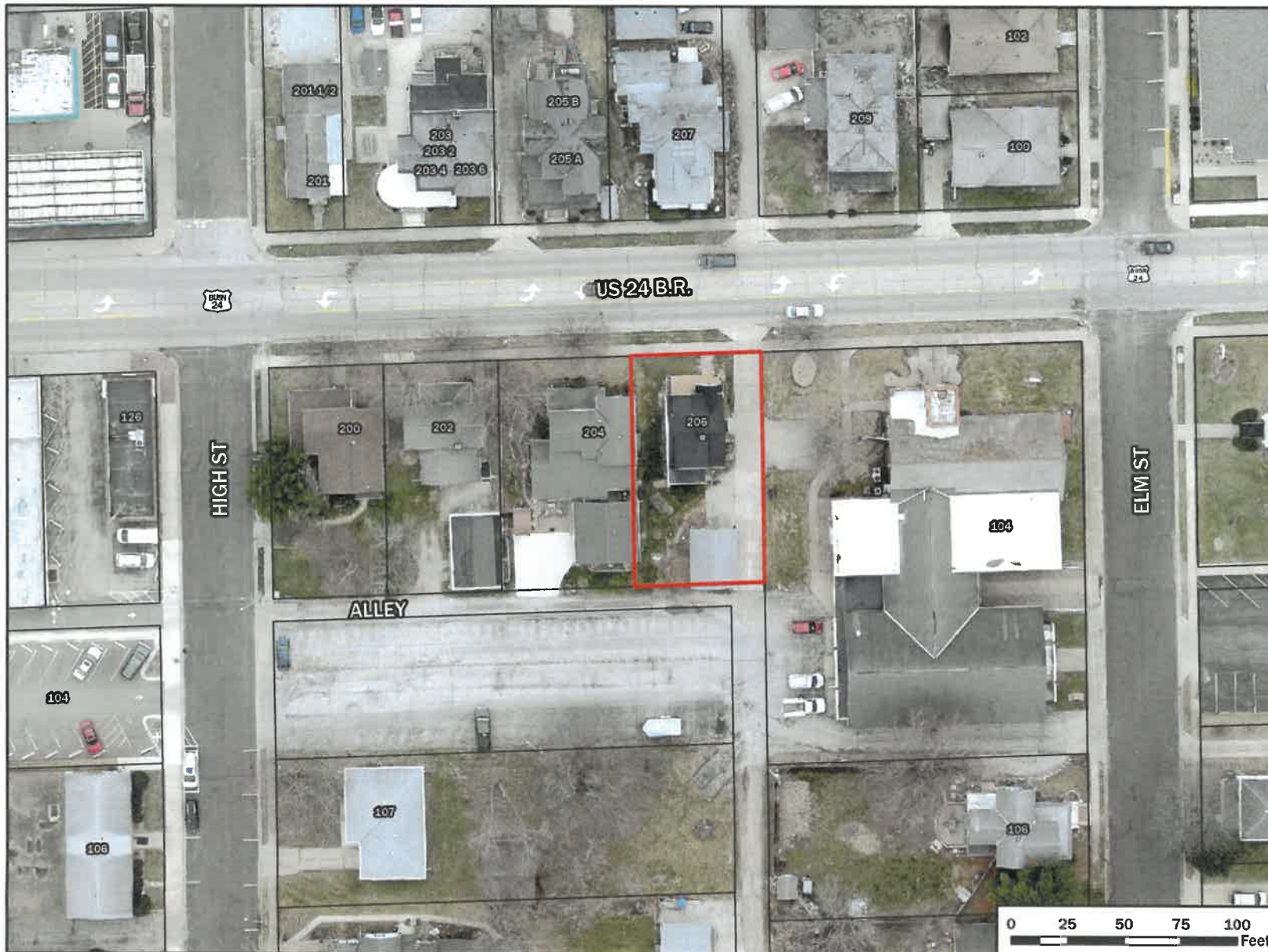
I-2



Date: 5/23/2023

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





206 Walnut Street

PIN: 02-02-24-109-004

Legend

- 206 Walnut St
- Parcels



Date: 5/23/2023

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