



CITY OF WASHINGTON, ILLINOIS

Committee of the Whole Agenda Communication

Meeting Date: October 13, 2025

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

Agenda Item: Consideration for the Removal of One Parking Space from 126 N. Main Lot

Explanation: Cliff Viera of Curiousnomad LLC recently purchased the 122 N. Main property that was most recently home to Brunk's Sports Center. Mr. Viera and his architect, Roxanne Ibe of Talisman Development Group, have been exploring redevelopment options. The building is approximately 120' deep and is about 4,000 square feet in size. The depth and size make its occupancy challenging by a single tenant. As an alternative, they would prefer to create 2-3 spaces. While subject to change, they have proposed splitting the front half of the building into 1-2 spaces. The first option could consist solely of a restaurant/bar. The second option would split the front half with one side earmarked for a retail or professional services business while the other would be a small restaurant/bar. The rear half of the building would be utilized as office space given that it would not have the preferred streetside visibility for a traditional retail or restaurant user. Staff would prefer to see retail and/or dining businesses in the front half of the building.

The building currently has its primary ingress/egress in the front with a secondary entrance/exit in the rear alley. Rear access is not ideal as a primary access point for any business should the building be split. As such, Mr. Viera and Ms. Ibe have asked for permission to remove one of the public parking spaces from the adjacent City-owned 126 N. Main parking lot in order to accommodate a side entrance/exit. While an exact location for the ingress/egress have yet to be determined, the owners understand that the removal of a City-owned parking space would require the consent of the City Council. Additionally, because it would involve the modification of the north façade, it would also require future approval from the Historic Preservation Commission.

At this point, the owners have created the attached schematic showing a door and window closer to the northwest corner of the building. Structural modifications are needed on that part of the building and Mr. Viera and Ms. Ibe figure it would be most efficient to locate a new doorway there in conjunction with the other work. However, it could be moved closer to the middle of the rear unit if that is preferable. Staff has urged Mr. Viera and Ms. Ibe to minimize any requested parking removal as best as possible.

Fiscal Impact: The City purchased the 126 N. Main lot in 2015 for \$102,750. It was reconstructed in 2016 at a cost of about \$33,000. It has been used as a public parking lot since that time and currently has 19 spaces.

Action Requested: Staff is supportive of the request, as it could make the building more marketable and useful for desired sales tax-producing businesses. It would also break up a blank block wall that does not contribute to the character of the Square. Staff requests initial direction from the Council about the possible removal of one parking space in the 126 N. Main lot. Mr. Viera and Ms. Ibe have requested this as a first step as building plans are being designed. If the Council is supportive of this request, it would then be scheduled for consideration at an upcoming HPC meeting. Direction is requested at the October 13 Committee of the Whole meeting.

122 N MAIN STREET RE-DEVELOPMENT

122 N MAIN ST, WASHINGTON ILLINOIS

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CODES

- 2018 IBC
- 2018 IFC
- NFPA 101 LIFE SAFETY CODE
- 2023 NEC
- 2014 IPC
- 2018 ILLINOIS ACCESSIBILITY CODE

CODE ANALYSIS

ZONING: C-2 (GENERAL RETAIL)

BUILDING CONSTRUCTION TYPE:
TYPE 5B, NON-SPRINKLED

PROPOSED AREA: TBD



SITE LOCATION

NOT TO SCALE



EXISTING FRONT ELEVATION

IMPROVEMENTS TBD

REVISION TABLE	
NUMBER	DESCRIPTION

NEW CONSTRUCTION PROJECT FOR:

122 MAIN RE-DEVELOPMENT
122 N MAIN ST., WASHINGTON, IL

DEVELOPMENT & DESIGN CONSULTANT:

TALISMAN
DEVELOPMENT GROUP



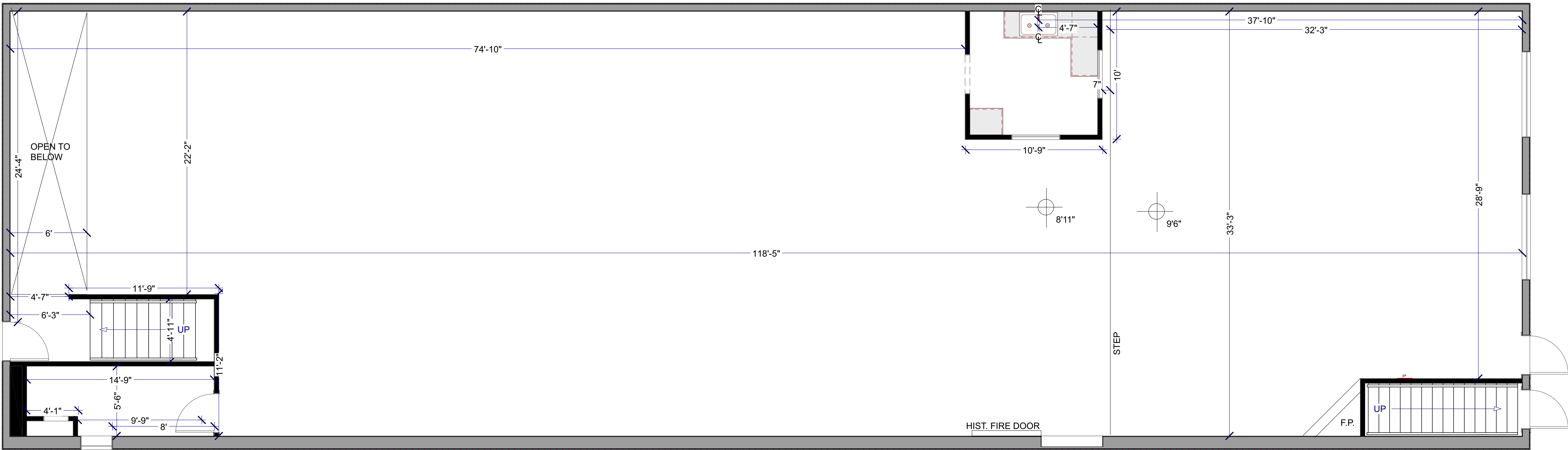
DATE:

10/9/2025

SCALE:

SHEET:

G.0



EXISTING MAIN FLOOR PLAN

1/4" = 1'0"



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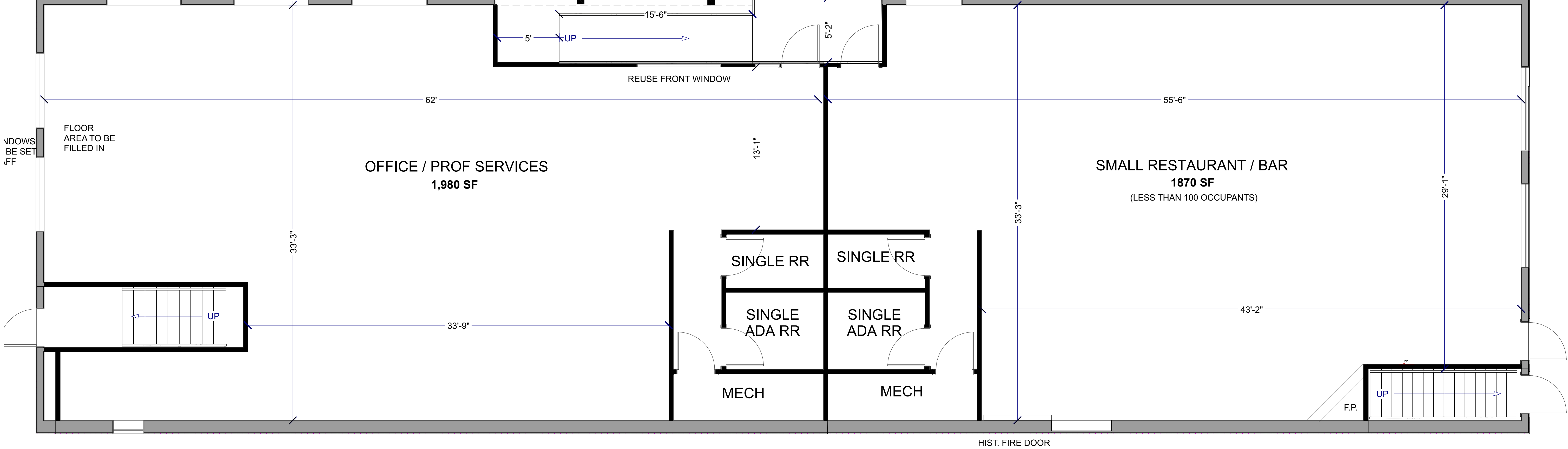
10/9/2025

SCALE:

1/4" = 1'-0"

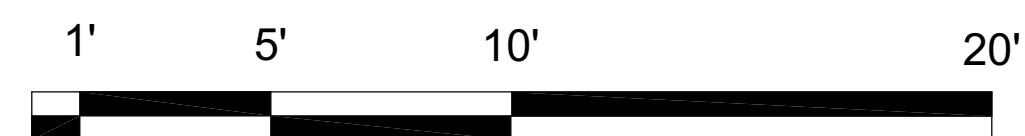
SHEET:

A.2



PROPOSED OPTION - TWO SPACES

1/4" = 1'0"



NOTES:

- THE RESTAURANT SPACE MUST STAY UNDER 100 OCCUPANTS IN ORDER TO AVOID FIRE SUPPRESSION
- A RESTAURANT / BAR USE MUST HAVE TWO MEANS OF EGRESS IF IT IS NOT LESS THAN 50 OCCUPANTS (A RESTAURANT / BAR OF THIS SIZE WILL EXCEED THAT)
- FINAL RAMP LENGTH DEPENDENT ON TOTAL CHANGE IN ELEVATION FROM PARKING LOT TO INTERIOR FINISHED FLOOR
- THE MURAL ON THE NORTH SIDE OF THE BUILDING EXTENDS 43', SO WOULD WANT TO KEEP NEW WINDOWS OUTSIDE OF THAT AREA

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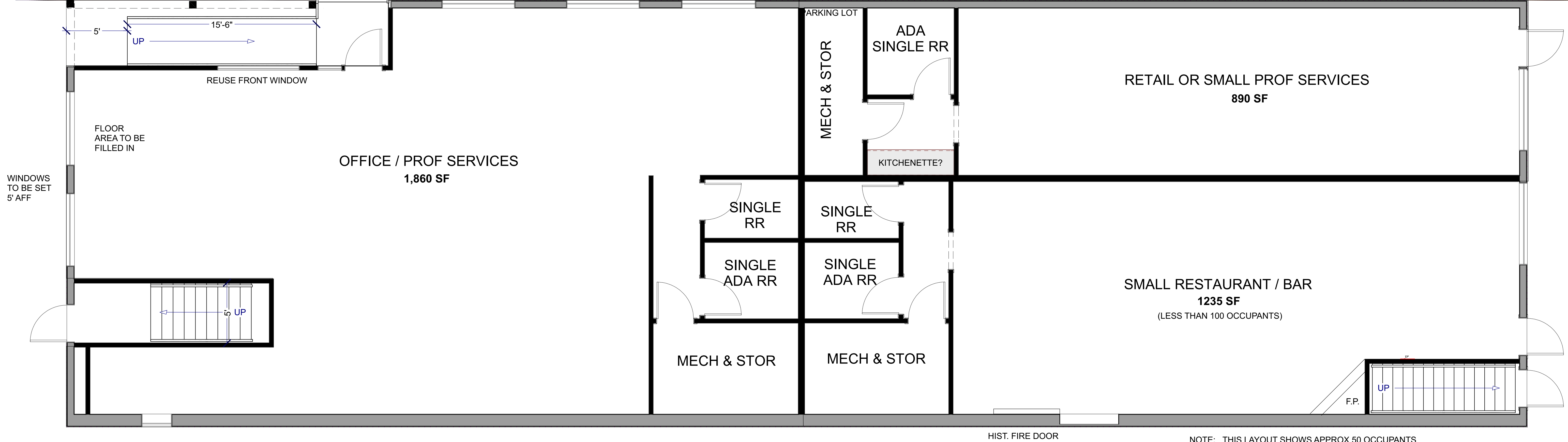
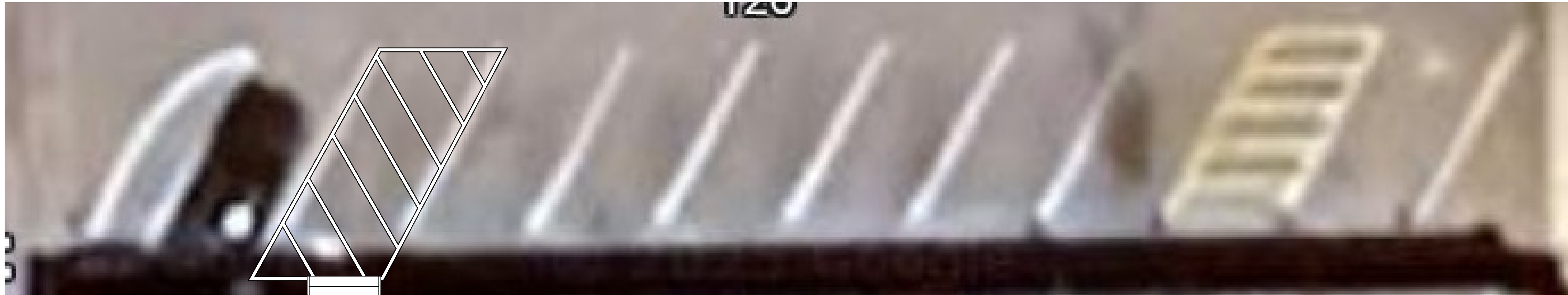
10/9/2025

SCALE:

1/4" = 1'-0"

SHEET:

A.3



PROPOSED OPTION - TWO SPACES

1/4' = 1'0"

NOTES:

- IF THE RESTAURANT / BAR SPACE IS LESS THAN 50 OCCUPANTS WITH A TRAVEL DISTANCE OF LESS THAN 75', THEN ONLY ONE MEANS OF EGRESS IS NEEDED AND NO FIRE SUPPRESSION IS REQUIRED
- FINAL RAMP LENGTH DEPENDENT ON TOTAL CHANGE IN ELEVATION FROM PARKING LOT TO INTERIOR FINISHED FLOOR
- THE REAR ENTRY SYSTEM COULD STILL BE IN THE MIDDLE OF THE BUILDING
- STAIRS WOULD BE AN EASIER ASK IN THIS SCHEME B/C ONLY LOSE ONE PARKING SPOT, RATHER THAN TWO IN OTHER SCHEMES WHERE ENTRY IS CLOSER TO MIDDLE OF BUILDING

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SHEET:

A.5