

**CITY OF WASHINGTON
PLANNING AND ZONING COMMISSION MEETING
LIBRARY MEETING ROOM – FIVE POINTS WASHINGTON
WEDNESDAY, AUGUST 1, 2016
6:30 P.M.**

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES – July 6, 2016 regular meeting**
- 4. NEW BUSINESS**
 - A. Public Hearing: Rezoning Request of Casey's General Stores, Inc. to rezone a part of 900 Walnut Street from I-1 (Light Industrial) to C-3 (Service Retail)
 - B. Public Hearing: Case No. 080316-V-1, Rear Yard Variance Request, Terrence & Linda Kurtz, 1325 Prince George Court
- 5. COMMISSIONER'S COMMENTS**
- 6. STAFF COMMENTS**
- 7. ADJOURNMENT**

**CITY OF WASHINGTON, ILLINOIS
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, JULY 6, 2016
WASHINGTON DISTRICT LIBRARY
380 N. WILMOR ROAD – 6:30 P.M.**

Chairman Mike Burdette called the regular meeting of the City of Washington Planning and Zoning Commission to order at 6:30 p.m. in the meeting room at Washington District Library.

Call to Order

Present and answering roll call were Commissioners, Rich Benson, Mike Burdette, Brian Fischer, Louis Milot, Tom Reeder, Steve Scott, and Doug Weston.

Roll Call

Also present was P & D Director Jon Oliphant, B & Z Supervisor Becky Holmes, and City Clerk Pat Brown.

Commissioner Weston moved and Commissioner Fischer seconded to approve the minutes of the June 8, 2016 Planning and Zoning Commission meeting as presented. Commissioner Fischer noted that the summary detail reflected in the minutes was nicely done.

Appv min 6/8/16 PZC meeting as presented

Motion carried unanimously by voice vote.

A public hearing was opened for comment at 6:31 p.m. on the request of Raymond Poe to permit a daycare facility in a C-2 Zoning District at 26 Washington Plaza. Publication was made of the public hearing notice, and there were no "interested parties" registered.

Public Hearing: Special Use, daycare facility, 26 Washington Plaza

P & D Director Oliphant gave a brief overview of the special use request noting the following: if approved, the space would be leased to Washington Kids Academy, LLC; the space is approximately 15,000 square feet; the space would meet all of the requirements of the IL Department of Children & Family Services (DCFS) for its design and construction; will allow a maximum of 185 kids ranging in age from 6-weeks to 6-years and will be designed as an ancillary use to accommodate children up to 12-years in age to provide before and after school care; the Plaza currently contains a mix of office and retail uses; a safe outdoor fenced area will be required by DCFS that must contain 75 square feet per child for the total number of children using the area at any one time and Mr. Poe has indicated that this area would be included on the east side of the building; and the use appears to be a good fit and poses no detriment to surrounding properties.

Petitioner comments: Mr. Steve Salman introduced himself as Mr. Poe's business partner in this development and welcomed any questions.

Public comments: None present.

At 6:35 p.m. the public hearing was closed.

Close Public Hearing

Commissioner Fischer moved and Commissioner Weston seconded to approve the special use request as presented.

Approve Special Use request

Commissioner comments: Commissioner Benson commented on the large size of the daycare and Mr. Salman shared that they have done their homework and they think the area will support it. Commissioner Benson asked who will run the daycare and Mr. Salman indicated the he and Mr. Poe are principals but Washington Kids Academy will run the daycare and work directly with DCFS. Commissioner Weston shared his concern with the roadway running behind the building and P & D Director Oliphant shared that the roadway is not for use by the public and is an access for businesses only so it should not pose a problem. He noted that he has received some noise concerns from surrounding neighbors and asked Mr. Salman if they had an idea on how big of an outdoor area there will be and Mr. Salman shared that he was not sure at this time as they are still working through this with their consultant who is working with the director at DCFS. Commissioner Burdette asked if buses will be dropping off and picking off children and Mr. Salman shared that they will be talking to the area schools about this. Commissioner Scott noted that Superintendent Chad Allaman would be the contact for the school district. Commissioner Fischer noted that it is a good location with Summit going north and should bring additional traffic to the Plaza. Mr. Salman noted that they are hoping for increased traffic for all the other businesses to enjoy as well.

There was no additional discussion and on roll call the vote was:

Ayes: 5 Reeder, Burdette, Benson, Weston Fischer

Nays: 0

Motion carried.

Chairman Mike Burdette asked for P & D Director Oliphant to present the details of the preliminary plat request to the Commission. P & D Director Oliphant shared the following: the subdivision is located outside of our city limits but within our 1.5-mile jurisdiction; Section 1 was developed by Billy Mantle of Rudy's Concrete Construction in 2006; the minimum width requirement of 60' at the right-of-way line was recently waived by the PZC allowing for a reduced width of 40'; two residential lots would be developed along with an additional lot where a cell tower currently exists; one residential lot will have access from Mickel Parkway, the other will have access from S. Summit Drive, and the cell tower lot would have access from S. Summit Drive through a proposed ingress/egress agreement; the lot accessing from Mickel Parkway would be served by Northern Tazewell water and Sundale Utilities sewer while the two remaining lots would be on well and septic; the plat meets the subdivision code standards; and it also satisfies the County's zoning code regulations.

Preliminary Plat – Summit Estates, Section 2

Recommend approval
of preliminary plat

Commissioner Weston moved and Commissioner Reeder seconded to recommend approval of the Preliminary Plat for Summit Estates, Section 2 as presented.

Commissioner's Comments: Commissioner Fischer raised a concern about the ingress/egress easement stopping at the northern boundary of Lot 3 and not continuing along the western boundary in order to provide access for future land development south of Lot 3. Following discussion that included how the property is currently being accessed from Teakwood Court and the City's inability to make it a requirement on the plat, the general consensus was to have P & D Director Oliphant make the suggestion to Mr. Mantle that he extend the ingress/egress easement south along the western boundary of Lot 3 to address the concern of future land development to the south.

There being no further discussion on roll call the vote was:

Ayes: 5 Benson, Burdette, Fischer, Reeder, Scott

Nays: 0

Motion declared carried.

Commissioner Comments

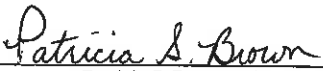
None.

Staff Comments

P & D Director Oliphant shared that there will be a meeting next month on a minor rezoning request and possibly a couple of variances.

Adjournment

At 7:07 p.m. Commissioner Weston moved and Commissioner Benson seconded to adjourn.
Motion carried unanimously by voice vote.



Patricia S. Brown, City Clerk

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 Casey's General Stores, Inc. to Rezone Part of 900 Walnut Street from I-1 to C-3
DATE: July 25, 2016

Casey's General Stores has requested the rezoning of part of 900 Walnut Street from I-1 (Light Industrial) to C-3 (Service Retail). This property is currently owned by R.P. Lumber. Casey's General Stores would like to purchase a small 126 square foot piece from R.P. Lumber near the southwest corner of the Casey's store to use for future expansion on the site, though no immediate plans have been indicated by Casey's. The R.P. Lumber site is zoned I-1 while Casey's is zoned C-3. This rezoning would ensure that there is not a split of zoning classifications on the same property. The piece would be attached to one of the two adjacent existing Casey's properties, though staff has not been informed which of those two as of the time of this correspondence.

The Comprehensive Plan refers to this property as General Commercial. The proposed rezoning would be compatible with that classification. With its location along a minor arterial road, this existing business and the small land addition fit well within this corridor.

Due to these reasons, the property is suitable for the proposed rezoning. Staff recommends approval of the rezoning of part of 900 Walnut Street from I-1 to C-3.

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

Enclosure

cc: Heather Hennick

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: Northeast quarter section 24, township 26 North, Range 3 West of the Third principal meridian

Property Tax ID (PIN) number: 02 - 02 - 24 - 2001 - 026

Current zoning classification of the property: I-1 (Light Industrial) Proposed zoning classification of the property: C-3 (Service Retail District)

Current use of the property: Vacant lot

Proposed use of the property: Casey's Retail Company

Does the proposed zoning meet the City's Comprehensive Plan? (circle one) (YES) / NO

If not, what unique characteristics about your property warrant a rezoning? _____

Name of Applicant: Heather Hennick

Phone Number of Applicant: 515-965-6100

Address of Applicant: One Convenience Blvd. Ankeny, IA 50021

Owner of Property: R.P. Lumber Co., Inc.

Address of Owner: 514 East Vandalia, Edwardsville, IL 62025

I would like to receive correspondence by: ☐ Mail ☒ Email Email address: heather.hennick@caseys.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. 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;
- 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.

Heather Hennick as agent for Casey's Retail Company
Signature of Applicant _____ Date 7/11/16

Bruce Riedel Treasurer
Signature of Owner R.P. Lumber Co. Inc.

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: _____

**CITY OF
WASHINGTON**
TAZEWELL COUNTY, ILLINOIS

LOCATION MAP

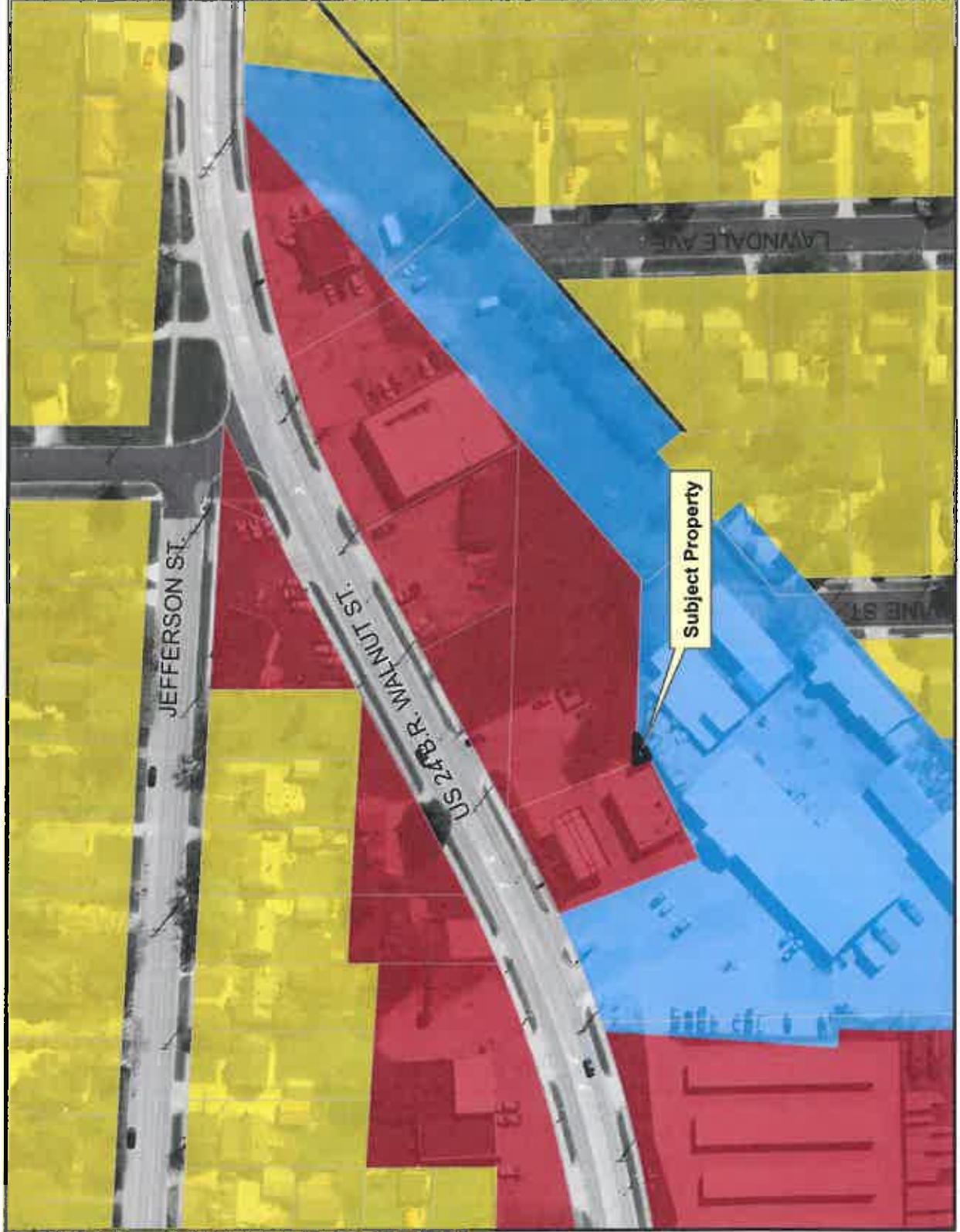


Legend

- AG-1 (Agriculture)
- CE (Country Estates)
- R-1A (Single Family Residential)
- R-1 (1-2 Family Residential)
- R-2 (Multifamily Residential)
- C-1 (Local Retail)
- C-2 (General Retail)
- C-3 (Service Retail)
- I-1 (Light Industrial)
- I-2 (Heavy Industrial)



Prepared by the City of Washington
Department of Planning and Development
Printed: July 20, 2018





Farnsworth GROUP

2701 N. LAUREL AVENUE
ANN ARBOR, MI 48106
(313) 963-6373 / FAX (313) 963-6374

Engineers: [blank] / Surveyors: [blank]
Architects: [blank]
J. D. [blank]
[blank]

CASEY'S
RETAIL COMPANY

CITY OF WASHINGTON
TAYLOR CO., ILLINOIS

Drawn: [blank]
Design/Drawn: [blank]
Reviewed: [blank]
Block No.: [blank] PLOT: [blank]
Project No.: [blank]
Sheet No.: [blank]

ALTA / NSPS
LAND TITLE SURVEY

1 OF 2

LEGEND

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VICINITY MAP

Associated Veterinary Clinic
Corner of 1st St. & 1st St.
Address: 812 1st St. N. Washington, IL 61071

Lee Automotive
Corner of 1st St. & 1st St.
Address: 808 1st St. N. Washington, IL 61071

Casey's General Store, Inc.
Corner of 1st St. & 1st St.
Address: 802 1st St. N. Washington, IL 61071

R.P. Lumber Co., Inc.
Corner of 1st St. & 1st St.
Address: 800 1st St. N. Washington, IL 61071

R.P. Lumber Co., Inc.
Corner of 1st St. & 1st St.
Address: 800 1st St. N. Washington, IL 61071

R.P. Lumber Co., Inc.
Corner of 1st St. & 1st St.
Address: 800 1st St. N. Washington, IL 61071

**CITY OF WASHINGTON
WASHINGTON, ILLINOIS**

TO: Chairman Burdette, and Planning & Zoning Commission Members

FROM: Becky Holmes, Building and Zoning Supervisor

DATE: July 26, 2016

SUBJECT: 17 foot 7 inch Rear Yard Variance Request

PETITIONER: Linda D & Terrence S Kurtz

LOCATION: 1325 Prince George Ct

ZBA REQUEST: To allow a proposed principle structure to be 7 feet 5 inches from the rear property line. The required rear yard setback is 25 feet.

BACKGROUND: The property is zoned R-1, and is .54 acres located at the end of a cul-de-sac. The petitioners purchased the lot from the original owners who lost their home in the November 17, 2013 tornado. The petitioners are requesting a rear yard variance to construct a single family dwelling on the lot. Staff has concluded that the lot has 2 rear yards, one adjacent the lots that front Westminster and one adjacent the lots that front Kensington. Both rear yards are required to be 25 feet in depth. The petitioners are requesting to place the home on the lot with the structure encroaching into the 25 foot requirement on the rear line that is adjacent to the homes on Westminster. The homes at 709 and 713 Westminster were major repair permits and 717 Westminster was a total rebuild on the existing foundation. All three lots have in excess of 40 foot rear yards. I have included an aerial photo for reference, however, the aerial is pre-tornado and for reference only.

STAFF'S OBSERVATIONS:

- It appears that the petitioners would be able to receive reasonable return on their property. Even though the lot is irregular in shape, it is a large lot with ample room to rebuild a similar structure to what was there prior to the tornado.
- There do appear to be unique circumstance as the lot is irregular in shape.
- It does appear that the character of the neighborhood would be altered as current setbacks have been met to rebuild other homes in the area.

STAFF RECOMMENDATION: Staff recommends denial of the rear yard variance request.



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SHEET
5
7/15/5



