

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 – Variance Request of Grist Mill Ventures, LLC, at 140 Washington Square and 112 Walnut Street
DATE: November 29, 2022

Zoning: C-2 (General Retail)

Comprehensive Plan: General Commercial

Summary: Grist Mill Ventures, LLC, has submitted a variance application, which is required to allow for the future demolition of the existing buildings and subsequent new construction of a brewpub/restaurant with short-term residential units at 140 Washington Square and 112 Walnut Street. Staff recommends approval as detailed below.

Background: The City Council approved a redevelopment agreement with the developer in December 2021 to financially assist with the acquisition, demolition, and professional services as well as the completion of nearby water and sewer improvements. The agreement was amended in August 2022. The first floor would consist entirely of a brewpub/restaurant. The second floor would include an outdoor beer garden, indoor dining space, and up to five short-term residential units. The property is in the Square Historic District. As such, the Historic Preservation Commission will review a Certificate of Appropriateness request in the near future to allow for the demolition of the existing building and the subsequent exterior appearance of the new building once those plans are finalized. Chapter 154.620 (Square Building Design Guidelines) provides a framework for the demolition and renovation of existing buildings and the construction of new buildings. The attached site plan has been created to be in harmony with the setbacks, orientation, height, and scale of other buildings around the Square.

The present buildings were constructed in 1950. A variety of retail, office, and restaurant/food uses have been housed in them during that time. The spaces within the buildings are currently unoccupied. The site of the proposed redevelopment includes two parcels which will be combined. Five components of the zoning code are subject to the variance request as follows:

Rear Setback: The C-2 district requires a rear yard setback of 20', though one-half of the width of an abutting alley counts towards this requirement. The new building is proposed to be constructed up to each of the property lines except for the first-floor east façade adjacent to 120 Walnut, which would be about four feet from the property line to accommodate ingress-egress from the 112 Walnut building to the alley. The alley is 10' wide, which reduces the minimum rear yard setback for the 112 Walnut parcel by five feet. Therefore, a 15' setback would ordinarily be required. Additionally, while the building is being designed to anchor both intersecting streets, the east side of the 140 Washington Square parcel adjacent to 114 Walnut is also currently considered a rear yard and carries a 20' setback. Most Square buildings are attached and built to the property lines. Mid-block gaps between buildings are not advantageous in downtowns. This proposal would be consistent with the current buildings and many others around the Square.

Floor Area Ratio (FAR): The C-2 district establishes a maximum FAR of 1.0. FAR is the numerical value obtained through dividing the gross floor area of a building or buildings by the total area or parcel of land on which such buildings or buildings are located. The new building would have approximately 14,000 square feet of gross floor area on land that is approximately 7,000 square feet in size and therefore, an FAR of 2.0. As a result, a variance of the FAR is requested. The majority of the buildings around the Square have two stories with no setbacks and FAR's of about 2.0. This proposal would be consistent with those buildings.

Off-Street Parking: Chapter 154.172(B)(1)(f) of the zoning code requires one off-street space to be provided for every four patrons' seats for restaurants and similar dining and drinking establishments. Parking is primarily shared between

public on-street and off-street lots, though there are some privately owned spaces. Chapter 154.172(B)(4) allows for required parking facilities to be provided within 300' of the premises to which they are appurtenant. This is true of nearly every parcel that has frontage onto the Square. Requiring the same off-street parking regulations on downtown properties as with single-use outlying parcels would not allow for the critical business mass that makes downtowns appealing shopping and dining destinations.

Off-Street Loading: Chapter 154.172(B)(2) requires one off-street loading space for a building of at least 10,000 square feet of floor area. Most Square buildings do not have designated loading spaces. This would be more imperative if there was an abundance of large truck deliveries and/or if there was no other place for deliveries to occur. The alley to the south allows for vehicles to stop temporarily without interrupting pedestrian or vehicular traffic. Trucks currently utilize the alley to remove trash and recycling. Each loading space is to be not less than 14' in width by 50' in length per code, which would unnecessarily cut into the building space, not to mention that there is a lack of a proper truck turning radii.

Landscaping: Chapter 154.404(B) requires streetside and parking lot landscaping on a points basis for non-single-family or two-family dwelling units. Streetside landscaping is calculated at one point per each two feet of frontage adjacent to a public street. It is to be placed in an area between the front lot line and the nearest point of any parking lot, access drive or road, or building on the property. It is to not be less than 10' in depth. Parking lot landscaping is calculated at one point per each off-street parking space to be provided. For lots of fewer than 100 spaces, it is to be located within an interior curbed island and/or within 10' of the perimeter of the parking lot. The provision of streetside landscaping would require the building to be pushed back from the front property lines, which would not be in character with the Square buildings. As requested above, parking would not be located on the property, nullifying the parking lot landscaping mandate.

The C-2 district regulations do not differentiate between downtown parcels such as the proposed redevelopment site and outlying properties. The strict application of each of the zoning code regulations for Square parcels would severely detract from the compact development pattern that allows downtowns to prosper. Encouraging buildings without setbacks that have multiple floors assists with establishing a pedestrian-friendly scale and an inviting area to shop. The abutting alley to the south allows for deliveries without interfering with pedestrian or vehicular traffic to the north or west. **Staff recommends approval of the variance**, as the new building will be consistent with the mass and scale of the majority of the buildings around the Square and the application of these regulations would pose an unreasonable hardship upon the use of the lots.

A public hearing will be held by the Planning and Zoning Commission at their meeting on Wednesday, December 7, 2022.

CITY OF WASHINGTON, ILLINOIS

APPLICATION FOR VARIANCE

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

- Signed and completed application
- Plat showing subject property and proposed site improvements
- Ownership documentation (lease, deed, mortgage, etc.)
- Application fee of \$100 payable to the City of Washington

Name(s) of Applicant(s): Grist Mill Ventures, LLC

Phone Number of Applicant: [REDACTED]

Address of Applicant: 140 Washington Square Washington, IL 61571

Owner of Property: Grist Mill Ventures, LLC

Address of Owner: 315 Fifth St. Peru, IL 61354

I would like to receive correspondence by: Mail Email Email Address: _____

Property Tax ID (PIN) number: 02 02 24 108 016 + 018

Current zoning classification of the property: C-2 Current use of the property: Vacant

Describe how your property cannot yield a reasonable return, if it is required to be used only under the general conditions of your zoning classification:

To the best of your knowledge, can you affirm that the hardship described above was not created by an action of anyone having property interests in the land after the Zoning Ordinance became law? Yes No

If "no," explain why the hardship should not be regarded as self-imposed. (Self-imposed hardships are NOT entitled to variations.)

Describe how your situation is unique or different from any other property: _____

This property is located on Washington Square in the historically more dense area of the City where buildings do not provide on-site parking or loading as they are built to their property lines.

Describe the alteration or change, if any, in the basic character of the neighborhood the variation, if granted, would make:

With the variations granted, the design for this property is consistent with its immediate context. The character of the neighborhood would actually be kept more the same rather than change since, as described above, this property is in the more dense area near the Square rather than other neighborhoods with the same zoning.

Describe the nature of the variation you are requesting (attach dimensioned site plan): _____

We seek to exceed the FAR of 1.0, not provide the required year yard setback, not provide off-street parking and loading, and not provide streetside landscaping.

Tazewell County, Illinois

generated on 11/29/2022 11:27:12 AM CST

Parcel

Parcel ID 02-02-24-108-016	Alt. PIN	Parcel Address 140 WASHINGTON SQ & 106 WALNUT ST, WASHINGTON	Data as of 11/26/2022
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Tax Payer Information

Tax Payer	GRIST MILL VENTURES LLC
Tax Payer Address	315 5TH STREET PERU IL 61354
Transfer Date	08/23/2022

Location Information

GIS		Section & Plat	
District No.	02038	State Assigned District No.	020
Township No.	002,	Routing No.	
Parcel Address	140 WASHINGTON SQ & 106 WALNUT ST, WASHINGTON	Legal Desc.	SEC 24 T26N R3W ORIGINAL TOWN W 20' OF E 61' OF LOT 27 & W 79' OF SW PT OF LOT 28 (EXC 2' X 59') NW 1/4

Parcel Information		Topography		Services	
Property Class Code	60 COMMERCIAL BUSINESS	Level	N	Water	
Neighborhood Code	235	High	N	Sewer	
Neighborhood Factor	.00	Low	N	Gas	
Neighborhood Type		Rolling	N	Electricity	N
Street or Road Code		Swampy	N	Sidewalk	
		Flood Hazard		Alley	N
		Waterfront Property Type			

Tazewell County, Illinois

generated on 11/29/2022 11:27:48 AM CST

Parcel

Parcel ID 02-02-24-108-018	Alt. PIN	Parcel Address 112 WALNUT ST, WASHINGTON	Data as of 11/26/2022
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Tax Payer Information

Tax Payer	GRIST MILL VENTURES LLC
Tax Payer Address	315 5TH ST PERU IL 61354
Transfer Date	08/23/2022

Location Information

GIS		Section & Plat	
District No.	02038	State Assigned District No.	020
Township No.	002,	Routing No.	
Parcel Address	112 WALNUT ST, WASHINGTON	Legal Desc.	SEC 24 T26N R3W ORIGINAL TOWN S 48.6' OF E 41' OF LOT 27 & ADJ TRACT NW 1/4

Parcel Information		Topography		Services	
Property Class Code	60 COMMERCIAL BUSINESS	Level	N	Water	
Neighborhood Code	235	High	N	Sewer	
Neighborhood Factor	.00	Low	N	Gas	
Neighborhood Type		Rolling	N	Electricity	N
Street or Road Code		Swampy	N	Sidewalk	
		Flood Hazard		Alley	N
		Waterfront Property Type			



Location Map

140 Washington Sq.
02-02-24-108-016

112 Walnut St.
02-02-24-108-018

Legend

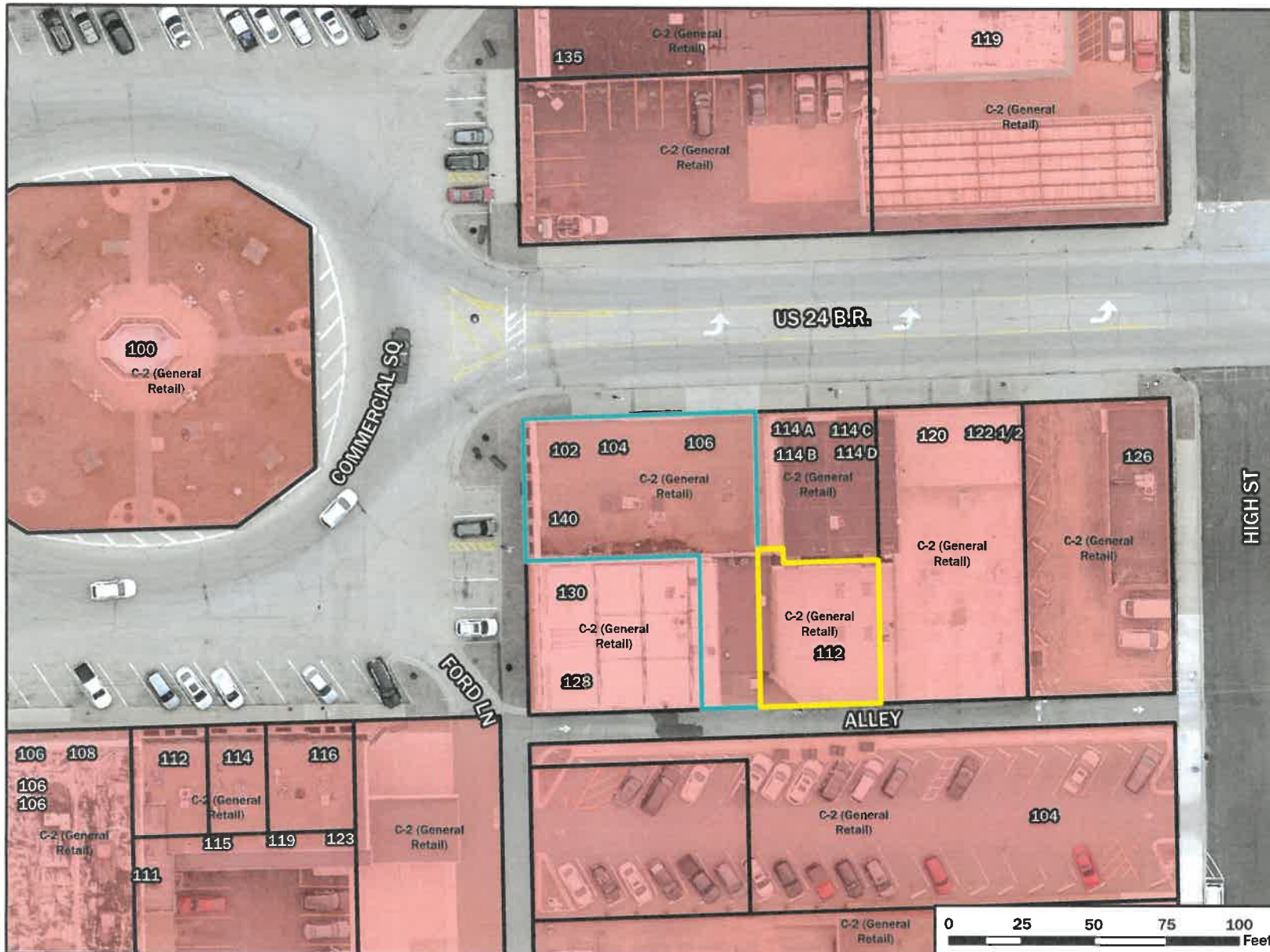
- 112 Walnut St.
- 140 Washington Sq.
- Parcels



Date: 11/30/2022

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

140 Washington Sq.
02-02-24-108-016

112 Walnut St.
02-02-24-108-018

Legend

- 112 Walnut St.
- 140 Washington Sq.
- Parcels

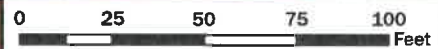
Zoning

- AG-1
- I-1
- CE
- R-1A
- R-1
- R-2
- C-1
- C-2
- C-3
- I-2

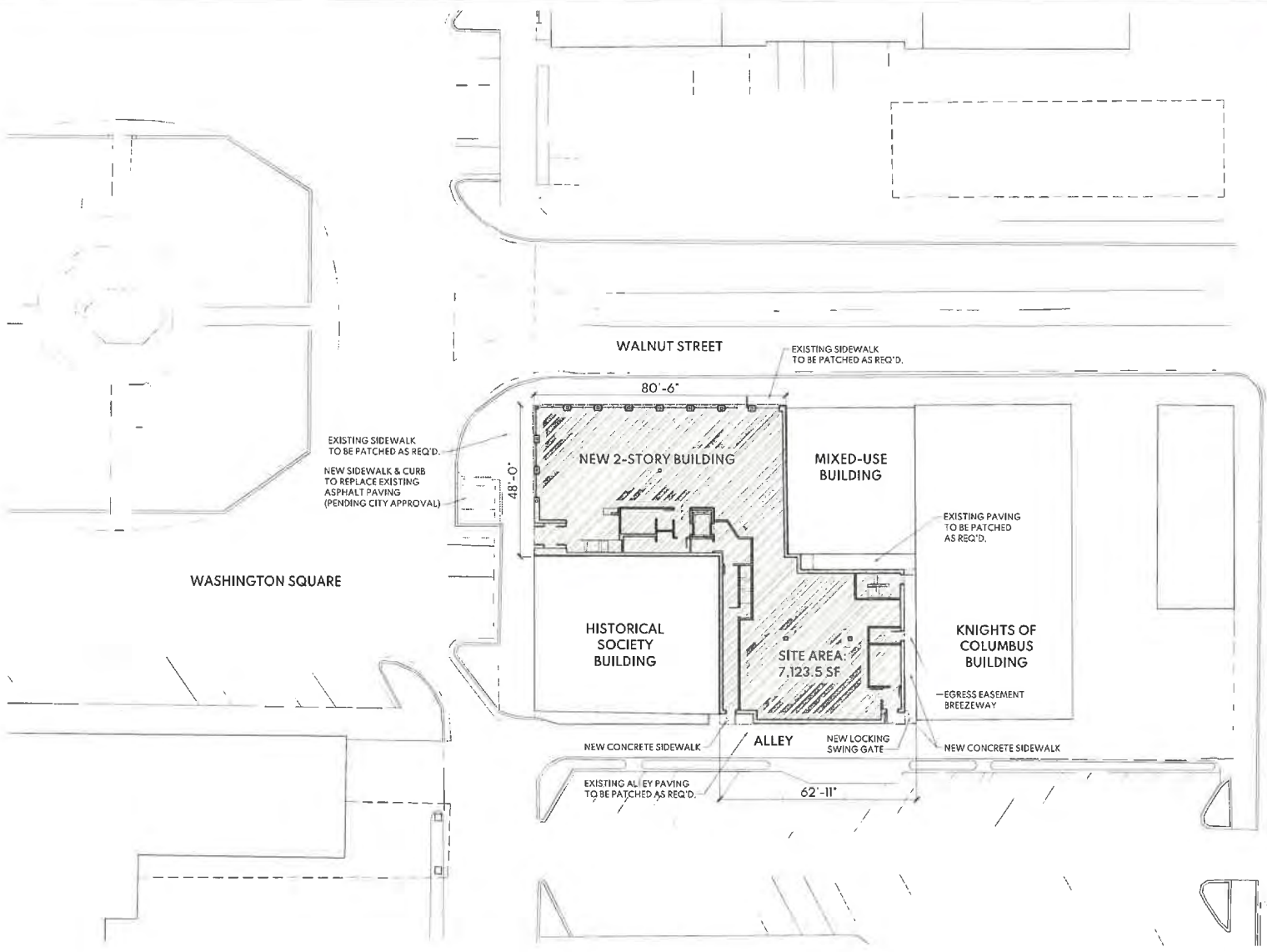


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1 SITE PLAN
SCALE: 1" = 16'-0"

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773.384.2700

11.22.2022 SCHEMATIC DESIGN REVIEW
REV | DATE | ISSUE

DATE SIGNED:

Washington Square
Project

PROJECT NUMBER: 22-01

SITE PLAN

SHEET A1.00



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11.22.2022 SCHEMATIC DESIGN REVIEW
 REV. / DATE 1 / ISSUE

DATE SIGNED: _____

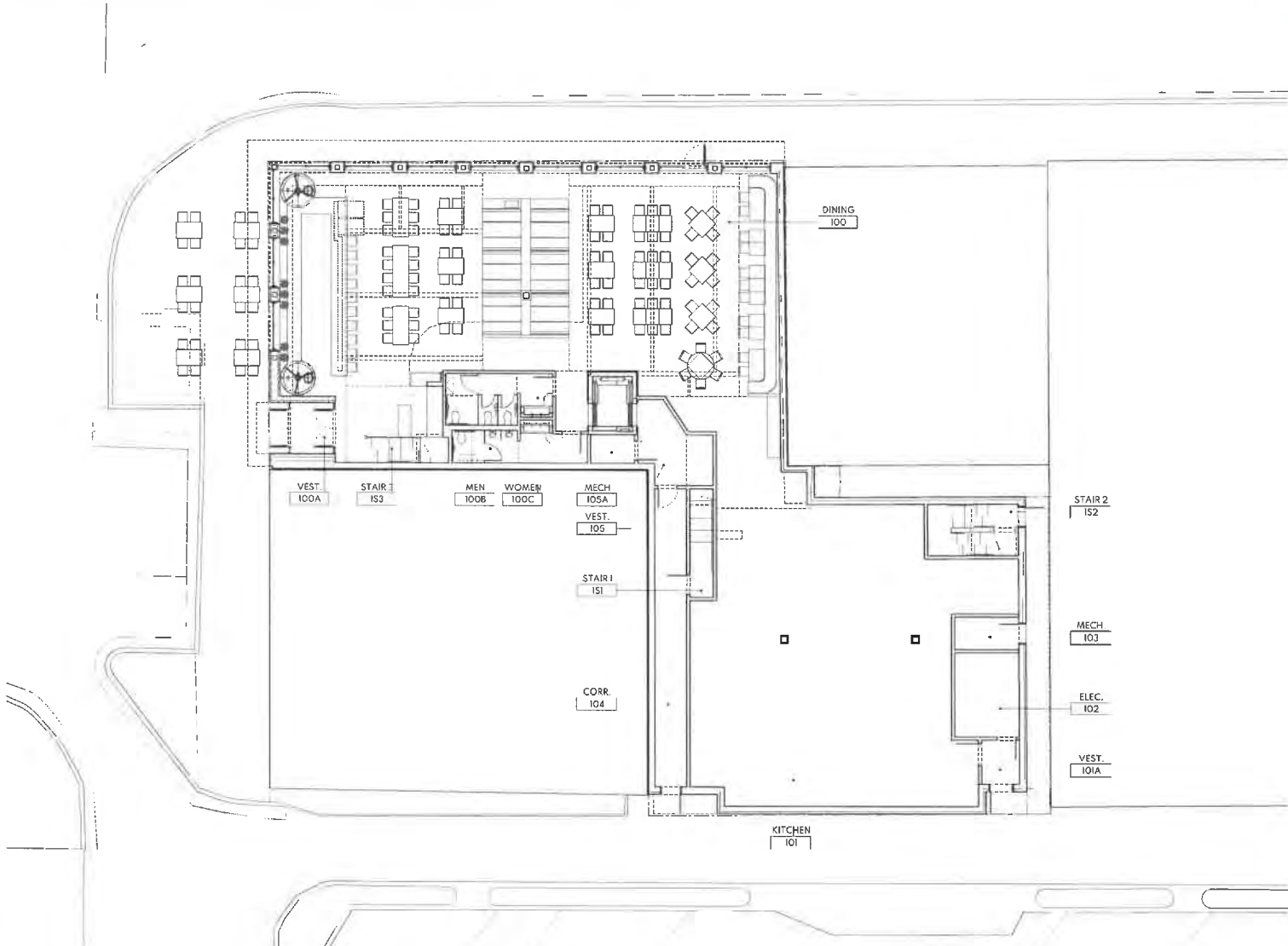
Washington Square
 Project

PROJECT NUMBER: 22-01

GROUND FLOOR
 PLAN

SHEET

A1.02



1 GROUND FLOOR PLAN
 SCALE: 1" = 8'-0"

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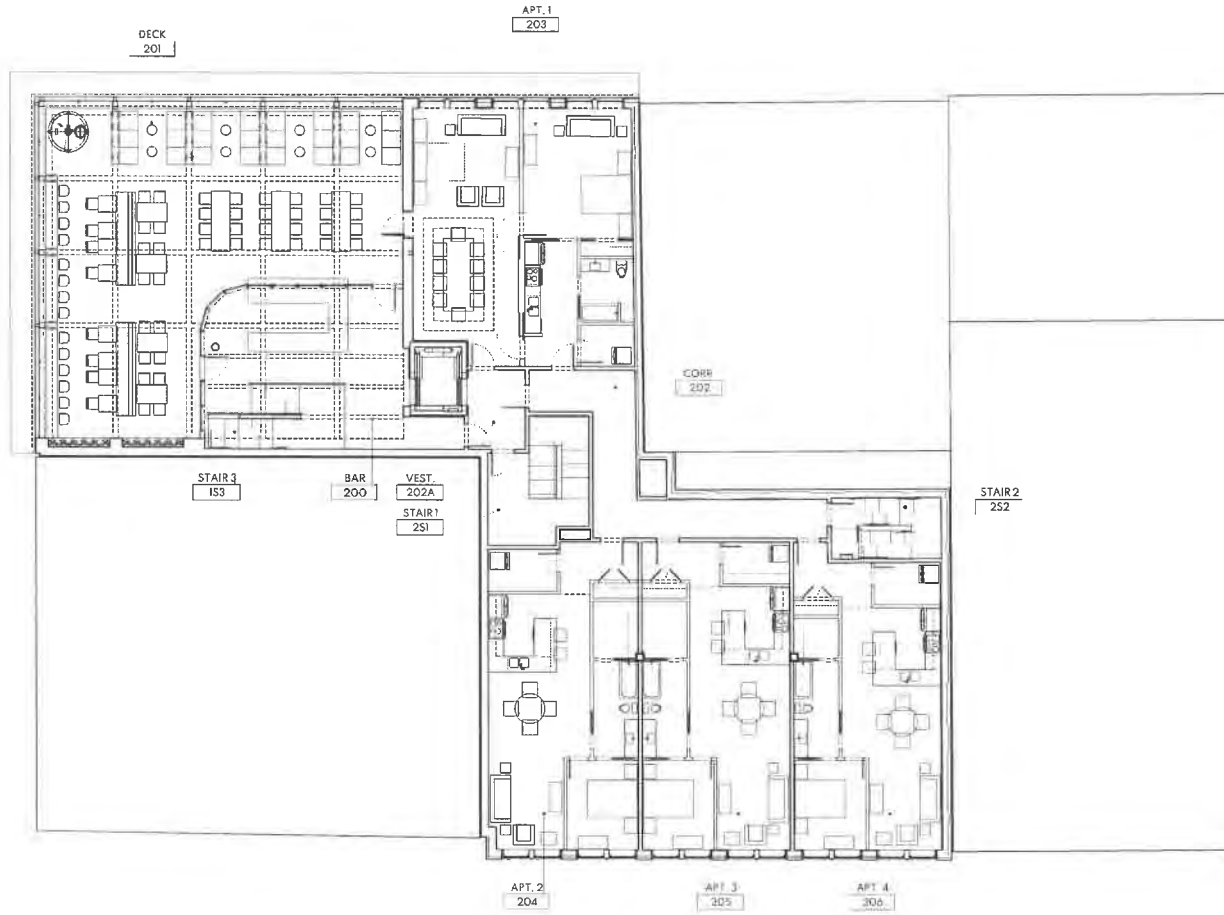
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11.22.2022 SCHEMATIC DESIGN REVIEW
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DATE SIGNED:

Washington Square
Project

PROJECT NUMBER: 22-01

**SECOND FLOOR
PLAN**

SHEET

A1.04



1 SECOND FLOOR PLAN
SCALE: 1" = 8'-0"