

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 – Request by Sam Miller to Rezone a Property on W. Jefferson St. from R-1A to C-3 and a Special Use Request to Allow for a Light Fabrication, Welding, and Repair Use on the Same Parcel
DATE: January 23, 2023

Zoning: R-1A (Single-Family Residential)
Comprehensive Plan: General Commercial

Summary: Sam Miller of Wilmor Road Holdings, LLC, has requested the rezoning of a parcel on W. Jefferson Street from R-1A (Single-Family Residential) to C-3 (Service Retail). Also included is a special use request on the same property for the operation of a light fabrication, welding, and repair business. The rezoning would be heard first, as the special use is contingent upon a rezoning being approved. Staff recommends approval of the rezoning and the special use.

Background: No improvements are located on the parcel, which is located on the south side of W. Jefferson, just west of N. Wilmor Road. An adjacent property to the east under the same ownership had a rezoning and special use approved in 2018. This proposal would allow for an expansion of the Miller Custom Welding business operations. The properties to the north are zoned R-1 (Single- and Two-Family Residential) and those to the west and a single parcel to the south are zoned R-1A. The properties to the east and south are primarily zoned C-2 (General Retail), except for one property on Business Route 24 and the neighboring property owned by Mr. Miller, which are zoned C-3. The area has a mixture of uses, including institutional (Five Points, Washington Fire Department, Central Schools, and Washington High School), single-family housing, and retail/service.

The property is approximately 1.03 acres. Besides the opening of Five Points about 15 years ago, the mix of land uses has remained the same. Mr. Miller plans on eventually constructing a new building to allow for additional fabrication space. There would continue to be minimal noise resulting from the fabrication, welding, and repair work and there would not be much traffic generation. The City's landscaping code would apply for the proposed use upon the construction of the building. The typical working hours are between 7 a.m. and 5 p.m.

Staff would refer to this property as one in transition, as it is located within close enough proximity to multiple uses that it could be relatively compatible with various uses. The proposed zoning and special use are appropriate for this property, with the neighboring property having a history as a construction use. The comprehensive plan deems this property and those fronting N. Wilmor south of W. Jefferson as General Commercial, which would be compatible with the proposed zoning. The proposed use would not appear to be detrimental to surrounding property values and would allow for greater use of the subject property. Light assembling and the packaging of materials, goods, and products provided entirely within enclosed buildings is allowed as a special use in the C-3 district.

Due to these reasons, the property is suitable for the proposed rezoning and special use. Staff recommends approval of the rezoning of the W. Jefferson parcel from R-1A to C-3 and recommends approval of the special use for the expansion of a light fabrication, welding, and repair business.

A public hearing will be held by the Planning and Zoning Commission at their meeting on Wednesday, February 1.

Enclosures

cc: Sam Miller

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: 160 WILMOR RD

Property Tax ID (PIN) number: 02-02-23-100-~~001~~ 028

Current zoning classification of the property: R-1A Proposed zoning classification of the property: C3

Current use of the property: EMPTY LOT

Proposed use of the property: NEW BUILDING FOR FABRICATION

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: SAM MILLER Phone Number of Applicant: [REDACTED]

Address of Applicant: 160 WILMOR RD

Owner of Property: SAM MILLER

Address of Owner: 160 WILMOR RD

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.*

Sam Miller
Signature of Applicant

12.7.2022
Date

Sam Miller
Signature of Owner

12.7.2022
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: _____

Tazewell County, Illinois

generated on 1/4/2023 4:15:34 PM CST

Parcel

Parcel ID 02-02-23-100-028	Alt. PIN	Parcel Address W JEFFERSON ST, WASHINGTON	Data as of 12/31/2022
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Tax Payer Information

Tax Payer	WILMOR ROAD HOLDINGS LLC
Tax Payer Address	26102 SCHUCK RD WASHINGTON IL 615710000
Transfer Date	03/06/2019

Location Information

GIS		Section & Plat	
District No.	02021	State Assigned District No.	020
Township No.	002,	Routing No.	
Parcel Address	W JEFFERSON ST, WASHINGTON	Legal Desc.	SEC 23 T26N R3W 1.03 AC TRACT IN THE NE CORNER OF LOT 28 NW 1/4

Parcel Information

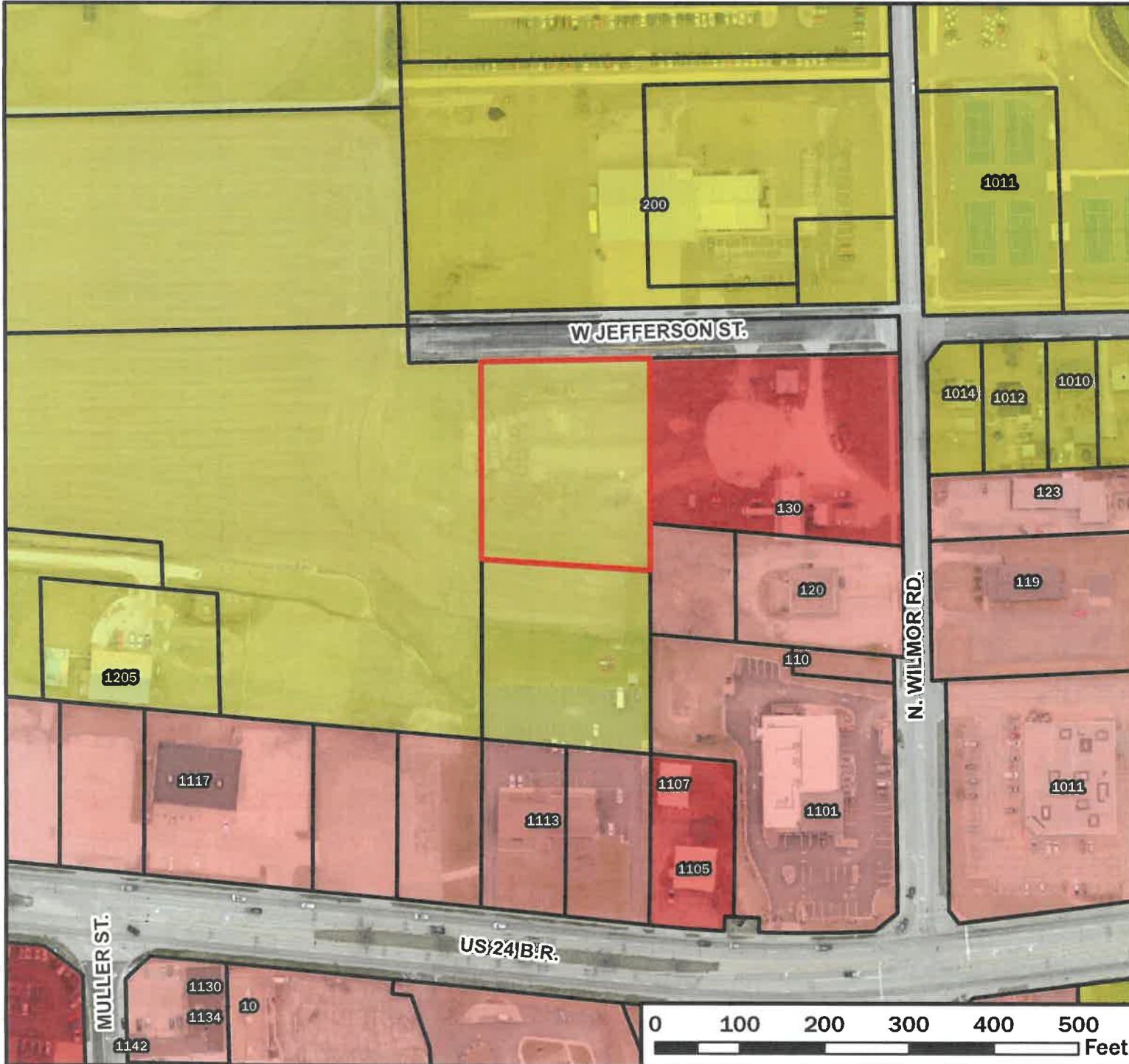
Property Class Code	30 UNIMPROVED LOT
Neighborhood Code	212
Neighborhood Factor	105.00
Neighborhood Type	
Street or Road Code	

Topography

Level	N
High	N
Low	N
Rolling	N
Swampy	N
Flood Hazard	
Waterfront Property Type	

Services


Water	
Sewer	
Gas	
Electricity	N
Sidewalk	
Alley	N



Location Map

PIN: 02-02-23-100-028

Legend

 02-02-23-100-028

 Parcels

Zoning

AG-1

 I-1

CE

 R-1A


 R-1

 R-2

 C-1

 C-2

 C-3

 I-2



Date: 1/25/2023

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





Location Map

PIN: 02-02-23-100-028

Legend

- 02-02-23-100-028
- Parcels



Date: 1/25/2023

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