



CITY OF WASHINGTON, ILLINOIS City Council Agenda Communication

Meeting Date: May 15, 2023

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

Agenda Item: First Reading Ordinance – Request by Monical Pizza Corporation to Rezone 1901 Stoneway Drive from I-1 to C-2

Explanation: Monical Pizza Corporation has requested the rezoning of 1901 Stoneway Drive from I-1 (Light Industrial) to C-2 (General Retail) to allow Monical's Pizza to construct a future restaurant. Staff recommends approval of the rezoning as detailed below.

The Brownstone Business Park was platted in 1995. It was intended to accommodate the future construction of a new facility for Boley Tool and Machine Works. That construction did not occur and the only development on the eight lots has been a warehouse structure that was built in 1995. Each of the lots is ready for development, as water and sewer mains extend from N. Cummings Lane to the end of the Stoneway cul-de-sac. The property is owned by Boley Tool and Machine Works and would be sold to Monical Pizza Corporation contingent upon the approval of the rezoning request.

Monical's Pizza has been at its current location at 6 Cherry Tree Shopping Center for about 40 years. The company desires to have a new free-standing restaurant that has a pickup window and a seating capacity greater than the current location. It would provide a chance to update its interiors, create a fresh exterior, and hopefully provide additional employment opportunities in Washington. Dine-in service, pickup, and delivery will continue to be offered. It would like to commence construction and be open prior to the expiration of its current lease in June 2026.

The 1901 Stoneway Drive property is approximately 1.59 acres. The N. Cummings corridor is a major collector road with an average daily traffic count of nearly 8,000 at this location, making it attractive to possible commercial businesses with nearby access from US 24 and Business Route 24. Primary access would likely be accommodated on Stoneway, though an existing curb-cut exists on the north end of the property from N. Cummings.

The N. Cummings corridor contains a mix of commercial and industrial properties. The proposed zoning is appropriate for this property. While other properties on the west side of N. Cummings are zoned I-1, most parcels on the east side are zoned either C-2 or C-3 (Service Retail). The comprehensive plan deems this property as General Commercial, which would be compatible with the proposed zoning. The lots with direct frontage onto N. Cummings have more sales tax production potential than those further set back west on Stoneway that are identified as Light Industrial. The proposed use would not appear to be detrimental to surrounding property values and would allow for greater use of the subject property, which currently generates minimal property tax without any improvements. The property has been zoned I-1 since the platting of Brownstone Business Park, which is another key factor in considering a rezoning to C-2. The property is in the Enterprise Zone.

Fiscal Impact: New sales tax and job creation would figure to be generated as a result of the redevelopment. The Enterprise Zone would abate property taxes for the new building improvements for five years. It would also allow for a new restaurant to eventually move into the space currently occupied by Monical's Pizza.

Recommendation/

Committee Discussion Summary: The Planning and Zoning Commission held a public hearing on this request at its meeting on May 3. The PZC unanimously recommended approval of the proposed rezoning.

Action Requested: Staff supports the approval of the rezoning of 1901 Stoneway Drive from I-1 to C-2. A first reading ordinance for the rezoning is scheduled for the May 15 City Council meeting with a second reading to be scheduled for June 5.

ORDINANCE NO. _____

(Adoption of this ordinance would rezone 1901 Stoneway Drive from I-1, Light Industrial, to C-2, General Retail)

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF WASHINGTON, TAZEWEILL COUNTY,
ILLINOIS, BY REZONING 1901 STONEWAY DRIVE FROM I-1 TO C-2**

WHEREAS, a Petition has been filed by Monical Pizza Corporation, for the hereinafter-described tract of real property, more particularly described on Exhibit A, attached hereto, and by reference expressly made a part hereof, to have said property rezoned as C-2;

WHEREAS, all hearings required to be held before agencies of the City took place pursuant to proper legal notice

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, TAZEWEILL COUNTY, ILLINOIS, as follows:

Section 1. That the minutes of the Planning and Zoning Commission made at the public hearing held on May 1, 2023, and the recommendation of staff contained in its Memorandum to the Planning and Zoning Commission of April 24, 2023, are hereby incorporated by reference as the findings of the City Council, as completely as if fully recited herein at length. Also, all exhibits submitted at the public hearing are hereby incorporated by reference as fully as if attached hereto.

Section 2. That the City Zoning Ordinance adopted February 20, 1961, as amended, and the Official Zoning Map which is a part of said ordinance, are hereby amended to rezone the property more particularly described from I-1 to C-2.

Section 3. That the City Clerk is hereby authorized to note the zoning grant made by this ordinance on the Official Zoning Map of the City of Washington, Tazewell County, Illinois.

Section 4. That this ordinance shall be in full force and effect from and after its passage and approval by the City Council of the City of Washington, Tazewell County, Illinois.

PASSED AND APPROVED in due form of law at a regular meeting of the City Council of the City of Washington, Tazewell County, Illinois, on the _____ day of _____, 2023.

Ayes: _____

Nays: _____

Mayor

ATTEST:

City Clerk

EXHIBIT A

LEGAL DESCRIPTION

SEC 16 T26N R3W BROWNSTONE BUSINESS PARK-FINAL PLAT LOT 2 NE 1/4

PIN: 02-02-16-201-004

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: 1901 Stoneway Drive, Washington IL 61571

Property Tax ID (PIN) number: 02 02 16 201 004

Current zoning classification of the property: I-1 Proposed zoning classification of the property: C-2

Current use of the property: vacant land

Proposed use of the property: Monical's Pizza Restaurant

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: Monical Pizza Corporation Phone Number of Applicant: 815-937-1890 / 815-929-2004

Address of Applicant: 530 N Kinzie Avenue, Bradley IL 60915

Owner of Property: present owner: Boley Tool and Machine Works / owner pending approval of rezoning: Monical Pizza Corporation

Address of Owner: Boley = 1044 Spring Bay Rd, East Peoria, IL 61611 / Monical's = 530 N Kinzie Avenue, Bradley IL 60915

I would like to receive correspondence by: Mail Email Email address: janelle@monicals.com, chip@monicals.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; 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.

Janelle L. Reerts
Signature of Applicant

2-21-23
Date

J. Boley
Signature of Owner

2-21-23
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.: _____
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: _____



1901 Stoneway Drive

PIN: 02-02-16-201-004

Legend

- 1901 Stoneway Dr
- Zoning**
- I-1
- R-2
- C-2



Date: 4/25/2023

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





1901 Stoneway Drive

PIN: 02-02-16-201-004

Legend

1901 Stoneway Dr



Date: 4/25/2023

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

Tazewell County, Illinois

generated on 4/26/2023 11:40:53 AM CDT

Parcel

Parcel ID 02-02-16-201-004	Alt. PIN	Parcel Address 1901 STONEWAY DR, WASHINGTON	Data as of 4/22/2023
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Tax Payer Information

Tax Payer	BOLEY TOOL & MACHINE WORKS INC
Tax Payer Address	1044 SPRING BAY RD EAST PEORIA IL 616110000
Transfer Date	03/10/1999

Location Information

GIS		Section & Plat	
District No.	02021	State Assigned District No.	020
Township No.	002,	Routing No.	
Parcel Address	1901 STONEWAY DR, WASHINGTON	Legal Desc.	SEC 16 T26N R3W BROWNSTONE BUSINESS PARK-FINAL PLAT LOT 2 NE 1/4

Parcel Information

Topography

Services

Property Class Code	21 RURAL UNIMPROVED FARM	Level	N		
Neighborhood Code	212	High	N	Water	
Neighborhood Factor	105.00	Low	N	Sewer	
Neighborhood Type		Rolling	N	Gas	
Street or Road Code		Swampy	N	Electricity	N
		Flood Hazard		Sidewalk	
		Waterfront Property Type		Alley	N
