

# CITY OF WASHINGTON

## PLANNING & DEVELOPMENT DEPARTMENT

301 Walnut St. · Washington, IL 61571

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<http://www.washington-illinois.org>

[joliphant@ci.washington.il.us](mailto: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 Washington Police Department to Rezone 200 N. Wilmor Road (the “Subject Properties”) from the R-1 District to the C-1 District  
DATE: February 22, 2024

**Current Zoning:** R-1 District (Single- and Two-Family Residential)

**Comprehensive Plan Designation:** GC (General Commercial)

**Request Summary:** The Washington Police Department has requested the rezoning of three parcels located at 200 N. Wilmor Road from the R-1 District (Single- and Two-Family Residential) to the C-1 District (Local Retail) to allow for the expansion of the existing fire station campus to accommodate a new police storage facility. An analysis of the pertinent facts is offered below.

**Background:** The City of Washington purchased the three parcels at 200 N. Wilmor in 1992-93 to accommodate the future construction of a fire station, which was completed in 1995. The properties have been zoned as R-1 since their annexation in 1993. The fire station is a legal non-conforming use.

The subject parcels total approximately 3.98 acres. The proposed building would be to the west of the existing fire station building and would serve as the sole police storage building in lieu of the structure at 101-103 W. Jefferson Street that has housed public works vehicles and police evidence for many years. The tentative plan is for the addition to be completed in approximately April 2025. The development would include five parking spaces. The three existing parcels are planned to be combined soon.

The zoning code lists several permitted uses in the R-1 district including institutional uses such as churches, schools, libraries, museums, parks, community centers, and cemeteries. While the fire station has been operating at this location for nearly 30 years, staff felt that it would be best to seek a rezoning to C-1 to ensure better zoning compliance. The C-1 district allows limited office and service uses including “municipal, state, or federal administrative or service buildings.” Only ten parcels are currently zoned C-1, including City Hall.

The parcels are centrally located near other institutional uses such as Five Points Washington, Central Schools, and Washington Community High School. The area has a mix of residential and commercial uses. The annual average daily traffic (AADT) count on N. Wilmor is about 5,500 while W. Jefferson has an AADT of about 2,300. Traffic peaks during the weekday morning and afternoon rush hour periods when the nearby schools begin and end their days. Access to the parcels are served from both N. Wilmor and W. Jefferson. The following are factors to consider in light of the rezoning request:

<p>1. The existing uses and zoning of nearby properties:</p>	<ul style="list-style-type: none"><li>• Properties located North of the Subject Properties:<ul style="list-style-type: none"><li>○ Use: Institutional</li><li>○ Zoning: R-1 District</li></ul></li><li>• Properties located East of the Subject Properties:<ul style="list-style-type: none"><li>○ Use: Institutional, Residential</li><li>○ Zoning: R-1 District</li></ul></li><li>• Properties located South of the Subject Properties:<ul style="list-style-type: none"><li>○ Use: Welding, Retail, Undeveloped</li><li>○ Zoning: C-3 District (Service Retail), R-1A (Single-Family Residential)</li></ul></li></ul>
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	<ul style="list-style-type: none"> <li>• Properties located West of the Subject Properties: <ul style="list-style-type: none"> <li>○ Use: Institutional, Undeveloped</li> <li>○ Zoning: R-1A District</li> </ul> </li> </ul>
2. The extent to which property values are diminished by particular zoning restrictions:	<ul style="list-style-type: none"> <li>• The C-1 District allows for limited office, service, and institutional uses. Property values do not figure to diminish due to the rezoning request.</li> </ul>
3. The extent to which destruction of value of some property promotes the health, safety, morals or general welfare of the public:	<ul style="list-style-type: none"> <li>• The proposed zoning would mix well given the proximity to parcels ranging from R-1A to C-3.</li> </ul>
4. The relative gain to the public compared to the hardship imposed upon individual property owners:	<ul style="list-style-type: none"> <li>• The proposed rezoning would allow for the continued use of the parcels for life safety purposes while limiting the possible other uses.</li> </ul>
5. The suitability of the property for zoned purposes:	<ul style="list-style-type: none"> <li>• A municipal building has operated on the Subject Properties since 1995. The Subject Properties can meet each of the C-1 District zoning regulations.</li> </ul>
6. The length of time the property has been vacant as zoned, considered in the context of land developed in the vicinity:	<ul style="list-style-type: none"> <li>• The Subject Properties were annexed into the Washington city limits in 1993 and have been zoned R-1 since that time.</li> </ul>
7. The community need for the proposed use:	<ul style="list-style-type: none"> <li>• The Washington Police Department needs a facility to house its investigative evidence.</li> </ul>
8. The compatibility with the Comprehensive Plan:	<ul style="list-style-type: none"> <li>• The designation denoted in the Comprehensive Plan for the Subject Properties is General Commercial. This category serves a variety of possible uses and is most commonly associated with those that pertain to the sale of goods or services. The Subject Properties' central location in the city assists with public safety response times and fits well between institutional, commercial, and residential uses.</li> </ul>

**Conclusion:** The requested zoning change from the R-1 District to the C-1 District is reasonable to bring the current and proposed uses into zoning compliance. Both the current and proposed uses would fit within the surrounding neighborhood and the police evidence storage building would not cause incompatibility concerns. Staff recommends approval of the rezoning request from the R-1 District to the C-1 District.

A public hearing will be held by the Planning and Zoning Commission at their meeting on Wednesday, March 6, 2024, to make a recommendation to the City Council.

Enclosures

**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: 200 N Wilmor, Washington, IL 61571

Property Tax ID (PIN) number: 02-02-14-300-031 & 02-02-14-300-024 & 02-02-14-300-008

Current zoning classification of the property: R1 Proposed zoning classification of the property: C1

Current use of the property: fire department

Proposed use of the property: fire department and police storage facility (a municipal service building)

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: Washington Police Department Phone Number of Applicant: 309-444-2313

Address of Applicant: 115 W Jefferson St, Washington, IL 61571

Owner of Property: City of Washington

Address of Owner: 301 Walnut St Washington, IL 61571

I would like to receive correspondence by:  Mail  Email Email address: jstevens@ci.washington.il.us

**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.*

Jeff Stevens Digitally signed by Jeff Stevens  
Date: 2024.02.06 11:43:56 -06'00'  
Signature of Applicant

2-6-2024  
Date

Jeff Stevens Digitally signed by Jeff Stevens  
Date: 2024.02.06 11:44:23 -06'00'  
Signature of Owner

2-6-2024  
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 2/26/2024 11:23:13 AM CST

## Parcel

<b>Parcel ID</b>	<b>Alt. PIN</b>	<b>Parcel Address</b>	<b>Data as of</b>
02-02-14-300-008		200 N WILMOR RD, WASHINGTON	11/18/2023

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### Tax Payer Information

<b>Tax Payer</b>	WASHINGTON CITY OF
<b>Tax Payer Address</b>	301 WALNUT ST WASHINGTON IL 615710000
<b>Transfer Date</b>	02/11/1993

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### Location Information

<b>GIS</b>		<b>Section &amp; Plat</b>	
<b>District No.</b>	02021	<b>State Assigned District No.</b>	020
<b>Township No.</b>	002,	<b>Routing No.</b>	
<b>Parcel Address</b>	200 N WILMOR RD, WASHINGTON	<b>Legal Desc.</b>	SEC 14 T26N R3W PARCEL C OF TRACT 1 SW 1/4 .27 AC

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### Parcel Information

### Topography

### Services

<b>Property Class Code</b>	90 TAX EXEMPT	<b>Level</b>	N	<b>Water</b>	
<b>Neighborhood Code</b>	212	<b>High</b>	N	<b>Sewer</b>	
<b>Neighborhood Factor</b>	.00	<b>Low</b>	N	<b>Gas</b>	
<b>Neighborhood Type</b>		<b>Rolling</b>	N	<b>Electricity</b>	N
<b>Street or Road Code</b>		<b>Swampy</b>	N	<b>Sidewalk</b>	
		<b>Flood Hazard</b>		<b>Alley</b>	N
		<b>Waterfront Property Type</b>			

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# Tazewell County, Illinois

generated on 2/26/2024 11:23:38 AM CST

## Parcel

<b>Parcel ID</b> 02-02-14-300-024	<b>Alt. PIN</b>	<b>Parcel Address</b> 200 N WILMOR RD, WASHINGTON	<b>Data as of</b> 11/18/2023
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### Tax Payer Information

<b>Tax Payer</b>	WASHINGTON CITY OF
<b>Tax Payer Address</b>	301 WALNUT ST WASHINGTON IL 615710000
<b>Transfer Date</b>	04/01/1992

### Location Information

<b>GIS</b>		<b>Section &amp; Plat</b>	
<b>District No.</b>	02021	<b>State Assigned District No.</b>	020
<b>Township No.</b>	002,	<b>Routing No.</b>	
<b>Parcel Address</b>	200 N WILMOR RD, WASHINGTON	<b>Legal Desc.</b>	SEC 14 T26N R3W PARCEL B OF TRACT 1 SW 1/4 1.41 AC

### Parcel Information

<b>Property Class Code</b>	90 TAX EXEMPT
<b>Neighborhood Code</b>	212
<b>Neighborhood Factor</b>	.00
<b>Neighborhood Type</b>	
<b>Street or Road Code</b>	

### Topography

<b>Level</b>	N
<b>High</b>	N
<b>Low</b>	N
<b>Rolling</b>	N
<b>Swampy</b>	N
<b>Flood Hazard</b>	
<b>Waterfront Property Type</b>	

### Services

<b>Water</b>	
<b>Sewer</b>	
<b>Gas</b>	
<b>Electricity</b>	N
<b>Sidewalk</b>	
<b>Alley</b>	N

# Tazewell County, Illinois

generated on 2/26/2024 11:24:00 AM CST

## Parcel

<b>Parcel ID</b> 02-02-14-300-031	<b>Alt. PIN</b>	<b>Parcel Address</b> 200 N WILMOR RD, WASHINGTON	<b>Data as of</b> 11/18/2023
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### Tax Payer Information

<b>Tax Payer</b>	WASHINGTON CITY OF VOLUNTEER FIRE /RESCUE STATION
<b>Tax Payer Address</b>	115 W JEFFERSON ST WASHINGTON IL 615710000
<b>Transfer Date</b>	

### Location Information

<b>GIS</b>		<b>Section &amp; Plat</b>	
<b>District No.</b>	02021	<b>State Assigned District No.</b>	020
<b>Township No.</b>	002,	<b>Routing No.</b>	
<b>Parcel Address</b>	200 N WILMOR RD, WASHINGTON	<b>Legal Desc.</b>	SEC 14 T26N R3W PARCEL A OF TRACT 1 (EXC 80 X 581.57 FT) SW 1/4 2.31 AC

### Parcel Information

<b>Property Class Code</b>	90 TAX EXEMPT
<b>Neighborhood Code</b>	212
<b>Neighborhood Factor</b>	.00
<b>Neighborhood Type</b>	
<b>Street or Road Code</b>	

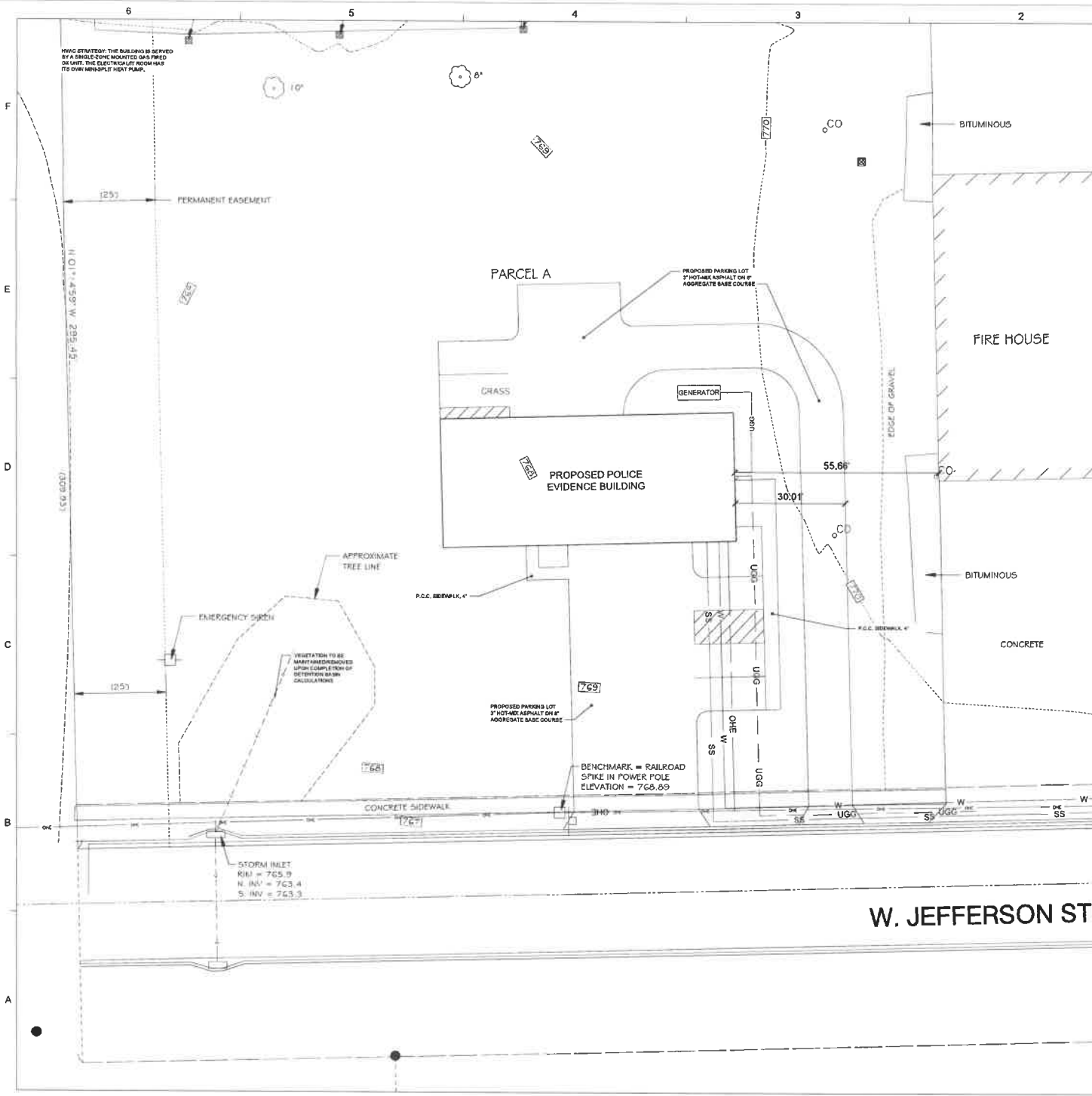
### Topography

<b>Level</b>	N
<b>High</b>	N
<b>Low</b>	N
<b>Rolling</b>	N
<b>Swampy</b>	N
<b>Flood Hazard</b>	
<b>Waterfront Property Type</b>	

### Services

<b>Water</b>	
<b>Sewer</b>	
<b>Gas</b>	
<b>Electricity</b>	N
<b>Sidewalk</b>	
<b>Alley</b>	N





DEWBERRY ARCHITECTS INC.  
401 WATER STREET  
SUITE 101  
PICOCA - ILLINOIS  
309.282.2000 Phone  
309.282.2001 Fax

Dewberry Engineers, Inc.  
401 Water Street  
Suite 101  
Pico, IL 61802  
309.282.2000 Phone  
309.282.2001 Fax  
11 DEARBORN DRIVE BLDG.  
#140020517-0006

WASHINGTON POLICE DEPARTMENT  
**WASHINGTON PD - EVIDENCE BUILDING**  
 W JEFFERSON ST., WASHINGTON, IL 61530  
 SCHEMATIC DESIGN

SEAL  
 PRELIMINARY DOCUMENTS  
 NO. 1 FOR CONSTRUCTION

No.	Description	Date

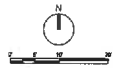
REVISIONS  
 DRAWN BY: LFD  
 APPROVED BY: MFB  
 CHECKED BY: MFB  
 DATE: 12.28.2023

TITLE  
**CONCEPTUAL SITE PLAN**

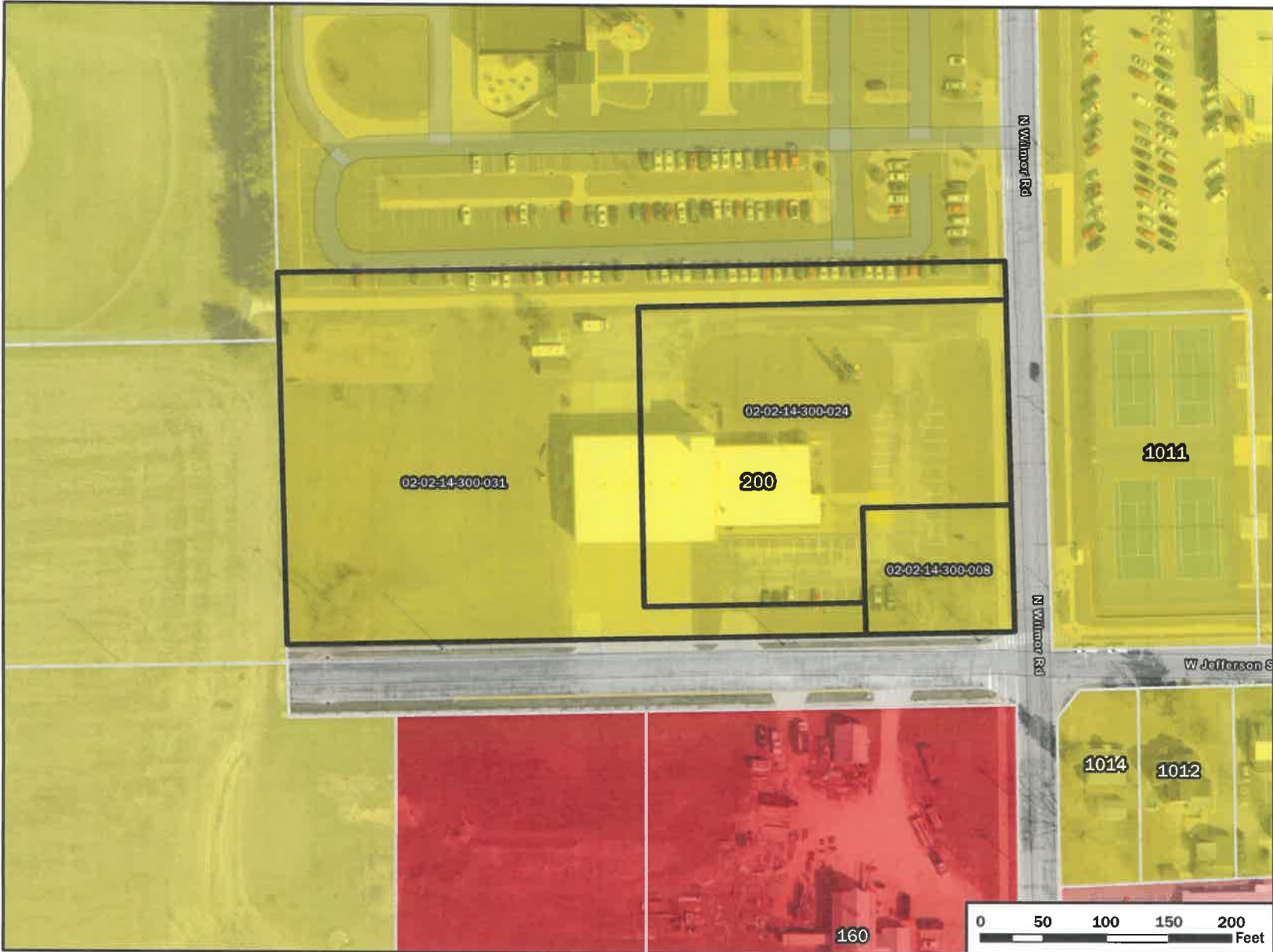
PROJECT NO. 30788647

**C-130**

SHEET NO.







# 200 N Wilmor Road

02-02-14-300-031  
 02-02-14-300-024  
 02-02-14-300-008

### Legend

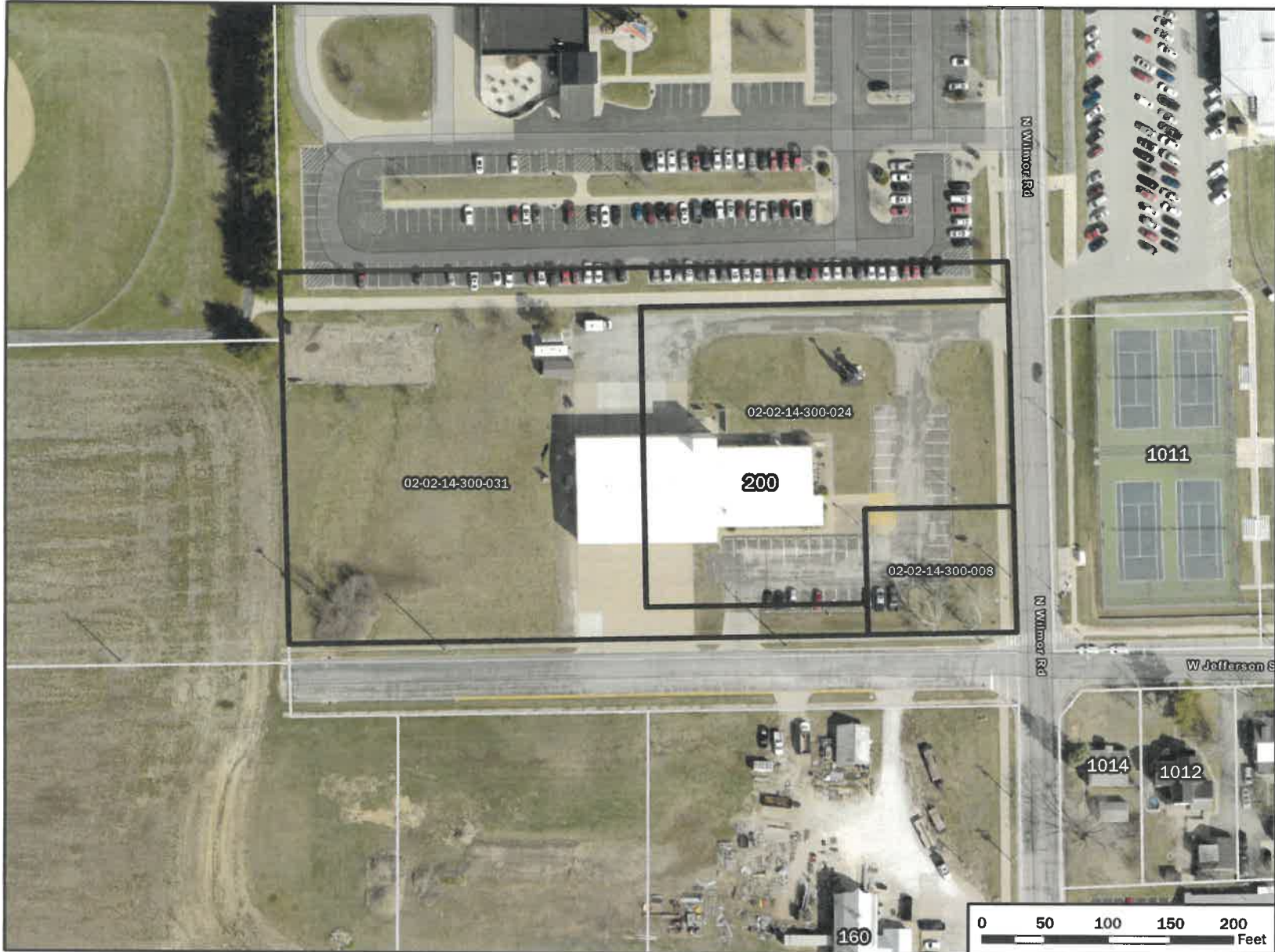
-  200 N Wilmor Rd
-  Parcels
- Zoning**
-  R-1A
-  R-1
-  C-2
-  C-3



Date: 2/23/2024

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





# 200 N Wilmore Road

02-02-14-300-031  
02-02-14-300-024  
02-02-14-300-008

### Legend

-  200 N Wilmore Rd
-  Parcels



Date: 2/23/2024

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