

**CITY OF WASHINGTON, ILLINOIS  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, MARCH 1, 2017  
WASHINGTON DISTRICT LIBRARY  
380 N. WILMOR ROAD – 6:30 P.M.**

Vice Chairman Brian Fischer called the regular meeting of the City of Washington Planning and Zoning Commission to order at 6:28 p.m. in the meeting room at Washington District Library.	Call to Order
Present and answering roll call were Commissioners, Rich Benson, Brian Fischer, Louis Milot, and Doug Weston. Commissioners Mike Burdette, Steve Scott, and Tom Reeder were absent.	Roll Call
Also present was P & D Director Jon Oliphant, B & Z Supervisor Becky Holmes and City Clerk Pat Brown.	
Commissioner Milot moved and Commissioner Weston seconded to approve the minutes of the January 4, 2017 Planning and Zoning Commission meeting as presented. <u>Motion carried unanimously by voice vote.</u>	Appv min 1/4/17 PZC meeting as presented
<u>Case No. 030117-V-1</u> – A public hearing was opened for comment at 6:30 p.m. on the request of Ryan and Traci Snell for a rear yard variance at 604 Victoria Drive. Publication was made of the public hearing notice, and there were no “interested parties” registered.	Public Hearing: rear yard variance request, Ryan & Traci Snell
B & Z Supervisor Holmes gave a brief overview of the variance request noting the following: the petitioner is requesting an 8’ rear yard variance in order to construct an attached deck to the rear of the house and adjoining an above ground pool, creating a 15’ rear yard; the depth of the property is 102.99’; and the rear yard setback requirement is 23’.	
Petitioner comments: The petitioner stated that they are putting a deck addition on back of the house and with the depth of their lot they are required to have a 23’ rear yard so they are requesting an 8’ variance to encroach the deck into the rear yard setback requirement, which places a small corner of the deck that abuts the pool 15’ from rear yard.	
Public comments: None.	
At 6:31 p.m. the public hearing was closed.	Close Public Hearing
Commissioner Milot moved and Commissioner Benson seconded to approve the variance request as presented.	Approve Case No. 030117-V-1, variance request
Commissioner comments: Commissioner Milot asked if the petitioners are just connecting the current house to the pool and they replied yes. They shared they also have a pet and want the gate to swing in and that is what is creating the angle on the deck. Vice-Chairman Fischer noted that the pool is 6-7’ from the rear yard and B & Z Supervisor Holmes shared that the pool is an accessory structure and has a 5’ rear yard setback requirement but with the deck being attached to the house it becomes an addition to the house and requires the 23’ rear yard setback. Fischer asked if there are any safety concerns and Holmes replied that there were not.	
There was no additional discussion and on roll call the vote was: <u>Ayes: 4</u> Weston, Fischer, Benson, Milot <u>Nays: 0</u> <u>Motion carried.</u>	
<u>Findings of Fact</u> – application was made by owners of property; fees were paid; property is zoned R-1; 8’ rear yard variance request to allow a deck addition to encroach into the rear yard setback. A public hearing was held on Wednesday, March 1, 2017, all present were given the opportunity to be heard; there were no ‘interested parties’; there were no objections to the granting of the variance; property cannot yield a reasonable return because a gated entry is required to the pool decking; plight of the owner is due to unique circumstances as the property is irregular in shape with frontage on a cul-de-sac; and character of the neighborhood would not be changed as the portion of the deck that encroaches is minimal and there is an existing landscape buffer between the property to the rear.	Finding of Facts
A public hearing was opened for comment at 6:35 p.m. on the request of Mark Ratterman to rezone a parcel on Washington Road (Lot 382, Rolling Meadows, Section Ten) from R-1 (Single- and Two-Family Residential) and C-3 (Service Retail) to C-2 (General Retail). Publication was made of the public hearing notice, and there were no “interested parties” registered.	Public Hearing: Rezoning, Mark Ratterman, Washington Road, Lot 382, Rolling Meadows, Sec 10 from R-1 & C-3 to C-2
P & D Director Oliphant gave a brief overview of the rezoning request noting the following: the property is currently owned by John Poloney, who owns the U-Haul/self-storage business to the west; the petitioner would like to purchase the property to construct a new Domino’s Pizza store on the site; the building would be sized to potentially allow for a second unit; currently there are no plans for a specific user in the second unit; the western 35’ of the parcel is zoned C-3 with the remaining zoned R-1; the property was rezoned in 2002 from C-1 (Local Retail) to its current zoning; the split zoning was done to match the zoning to the west and to allow the storage business to utilize that space; the eastern portion was zoned R-1 to allow for duplex construction which never occurred; the proposed rezoning would remove the current split zoning on the lot; the property is approximately 0.52 acres; the parcels to the north and east are	

Public Hearing Cont.)	<p>zoned R-1, the parcels to the west are zoned C-3, and the Washington Plaza is zoned C-2; and the City’s Comprehensive Plan designates this property as Office and Service Commercial which is compatible to the rezoning request; the property is located between residential and commercial and is an appropriate use for rezoning; Washington Road is a heavily travelled roadway; City is aware of past drainage issues and it is certainly a consideration; and IDOT would have to sign off prior to any issuance of a permit.</p> <p>Petitioner comments: Mark Ratterman shared that he bought this market a couple of years ago, as he was not happy with how it was being run in the Peoria area. He shared that Domino’s has changed in the last few years with a better product and the remodeling of stores with a nicer look. He shared that the stores are bigger and more expensive to build today and has remodeled two stores in Peoria and would like to build a new store in Washington. He shared that they do own property between the U-Haul business and Doll House business but it is a smaller parcel and they would be squeezing to make everything fit. He shared that it made more sense to swap parcels with Mr. Poloney than to build on the smaller lot. He shared they have talked to IDOT on the approval of a curb cut onto Washington Road and would not have any access into the store from the residential frontage road and their desire is to be neighbor friendly. He shared he has talked with the neighbor on the drainage issue and IDOT has oversized drainage where they could drain their water into and improve what is happening with the adjoining drainage issues.</p> <p>Public comments: Mr. Stan Pierce, 103 Briar Lane, shared his concerns with access into the property, what it would do to property values and taxes, and the drainage issues adjoining properties have faced since Mr. Poloney raised his lot by 2”. P &amp; D Director Oliphant shared that in terms of access the only point of access would be off of Route 8 as we would not want to see any access from the residential street and IDOT would control where the curb cut is placed on the property. He shared that as far as the drainage we would hope that this would not exasperate the problem but improve and/or not make it any worse as any new runoff would be contained within the property. Mr. Pierce shared that there is a drain line that runs 8’ parallel that does not connect to anything, that he is worried about the noise created with a late-night pizza place, the garbage and debris blowing around across from the lot, and he is not in favor of looking at a dumpster from his house. Joetta Corbin, 105 Briar Lane, Valerie Powell, 100 Briar Lane, and Jamie Carr, 103 Briar Court shared all the same concerns as those of Mr. Pierce and added the additional concerns of the smells that will be generated, increased presence of rats and mice, the increased traffic (vehicle &amp; foot), and the potential for increased traffic accidents if the curb cut aligns itself with Washington Plaza. All four property owners stated that they are not in favor of the rezoning. Oliphant shared that the City’s landscaping requirements would be required to buffer the commercial property from the residential properties.</p>
Close Public Hearing	At 6:50 p.m. the public hearing was closed.
Approve Rezoning request	<p>Commissioner Milot moved and Commissioner Weston seconded to approve the rezoning request as presented.</p> <p>Commissioner comments: Mark Ratterman shared that they pride themselves in being good neighbors and want to be proud of it 20 years from now. He shared that they use a brick exterior, security cameras, and do not allow loitering and that is why Domino’s wanted us to come to this market to make them better.</p> <p>Commissioner Weston asked for clarification on the prior zoning and P &amp; D Director Oliphant shared that the parcel was previously rezoned to C-1 commercial prior to the most recent split rezoning of R-1 and C-3. He noted that the split zoning occurred as a result of the western 35’ of the parcel being used as part of the U-Haul commercial business, which is zoned C-3. He shared that the City’s Comprehensive Plan designates this property as Office and Service Commercial. Commissioner Benson asked what types of businesses can go into a C-2 zoning and Oliphant shared that C-2 is a general retail district that would allow a variety of businesses but would not allow outside storage. Commissioner Milot asked if the City would have a say in regards to ingress and egress on the parcel and Oliphant replied that the City would have a say in the ability to come onto Briar Lane and would not be in favor of it. Commissioner Milot asked if there is a pre-existing formula for the landscaping buffer and Oliphant replied there was and it consists of three components: a transitional buffer yard that abuts residential using accrued points to determine landscaping requirements; parking lot requirements; and street side frontage requirements. He noted that this parcel qualifies for all three components. Commissioner Milot asked of screening is required for the dumpster and Oliphant replied that all four sides of the dumpster would have a screening requirement. Commissioner Milot asked Mr. Ratterman if he was waiting for approval from us prior to going to IDOT for the curb cut and Mr. Ratterman shared that they were doing it at the same time. He shared that he first asked IDOT if they would allow one and that as long as it made sense and the drainage requirement was met they would. He shared that the sketch drawing was done to get a sense for the parking layout and they want to hide dumpster as best they can from visibility. Commissioner Milot asked if it has been discussed with Mr. Poloney about an easement to get to the current curb cut on his property and Mr. Ratterman replied no. Commissioner Milot asked if there were plans to sell liquor and Mr. Ratterman stated that they do not allow that in their stores and would be picky on who leases the unit next door as well. He shared they do background checks on their employees as well as drug testing. Vice-Chairman Fischer reminded everyone that once a rezoning occurs we have no control over the types of businesses that occupy the spaces. Commissioner Benson shared that it is tough to rezone it back to commercial from residential when multiple residential properties are affected. He shared that the impression at the last rezoning was that a duplex would be built and if it changes back to commercial it could be a Taco Bell and a Fast Mart and can see how this is upsetting. Vice Chairman Fischer shared he understands this and after driving to the</p>

parcel saw that Mr. Pierce’s home is built as close to the lot line as it can be. He shared that he understands the difficulty in selling the property even for a residential home and because it affects the integrity of the neighborhood, a duplex may be the best use. Commissioner Benson expressed his concern with the swapping of the parcels more as a convenience and not what is best for the neighborhood. Vice Chairman Fischer shared that we are always happy to put businesses on the tax rolls because of how they affect property and city taxes but in this case, we need to understand the long-term integrity of the neighborhood and should not base our decision on how good of a tenant the business would be. Commissioner Milot shared his concern with there not being a lot of room to spare for the buffer. P & D Director Oliphant shared that it would be tight. Vice Chairman Fischer shared that the design layout makes it an integral part of neighborhood and that it should stay a part of the neighborhood as a residential property for either a single home or duplex. He thanked Mr. Ratterman for coming this evening and presenting to the Commission. Mr. Ratterman shared that he is not sure how long the property has been vacant, but he would not want a commercial user in there that did not have a good reputation and wants to provide an opportunity where the city can have a quality project where they put up a nice fence, landscaping, and trees, to give more privacy to the homes that are there now. He shared that it also provides an opportunity to solve Mr. Poloney’s parking issue and would allow him to move his U-Haul trucks onto the other parcel. He shared that it also provides an opportunity to make use of a vacant property and add landscaping that would make the surrounding homes more private. He invited everyone to take a look at the buildings they have redone in the area as well. Commissioner Weston shared that the long-term plan for this is for commercial zoning and with it being a part of the long-term plan it is the right thing to do. He shared the odds for someone to build residential is minimal. The residents in attendance, again shared their concerns with a commercial zoning and what it would do to the value of their homes. Vice Chairman Fischer noted that sometimes we can make special recommendations and is it possible to add a provision that a certain amount of buffer be added as the parking looks to be coming very close to the lot lines. Oliphant shared that there would be a 10’ buffer requirement as part of the transitional buffer yard. A brief discussion ensued on the how the City’s landscaping requirements would change the sketch layout that was presented as part of the rezoning application and Mr. Ratterman confirmed that the layout would change as requirements are built into the design. Vice Chairman Fischer expressed his desire to see a fence in the buffer zone abutting Mr. Pierce’s property which would also help with debris containment. Commissioner Milot expressed his concerns that even with the landscaping buffer and the possible building being shifted on the lot, that a majority of the complaints the surrounding homeowners have expressed still exist. Commissioner Benson shared that with so much land in town it doesn’t make sense to try and make this work as it doesn’t seem like the best use of the property. A brief discussion ensued on the commercial zoning along the Washington Road corridor. It was noted that Rolling Meadows Subdivision is not a part of the commercial corridor due to its frontage road.

Approve Rezoning request, Cont.)

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

Ayes: 2 Weston, Milot  
Nays: 2 Benson, Fischer  
Motion did not carry.

P & D Director Oliphant shared that the split vote recommendation will go before the City Council for consideration in an ordinance form that will have a first and second reading. He shared for the residents in attendance that all City meetings are open to the public and this item will go before the Committee of the Whole as a status update on Monday, March 13<sup>th</sup> and will go before City Council for a first reading on Monday, March 20<sup>th</sup> and for a second reading and action on Monday, April 3<sup>rd</sup>. Mr. Stan Pierce shared photos of the drainage issues in the area.

Vice Chairman Fischer asked if we have the Council’s decisions on the certificate of occupancy items from January’s meeting and P & D Director Oliphant indicated that he has those to share this evening.

Commissioner Comments

P & D Director Oliphant shared that the zoning and subdivision code amendments were approved that clarified that no early certificates of occupancy would be issued prior to infrastructure approval and acceptance. He shared that the variance request for the three homes to be issued an early certificate of occupancy was withdrawn by the developer before it had the opportunity to go before City Council. He shared tentatively there will not be a meeting next month.

Staff Comments

At 7:17 p.m. Commissioner Milot moved and Commissioner Weston seconded to adjourn.  
Motion carried unanimously by voice vote.

Adjournment