

**CITY OF WASHINGTON, ILLINOIS
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, MAY 3, 2017
WASHINGTON DISTRICT LIBRARY
380 N. WILMOR ROAD – 6:30 P.M.**

Call to Order	Chairman Mike Burdette called the regular meeting of the City of Washington Planning and Zoning Commission to order at 6:30 p.m. in the meeting room at Washington District Library.
Roll Call	<p>Present and answering roll call were Commissioners, Rich Benson, Mike Burdette, Brian Fischer, Louis Milot, Tom Reeder, and Doug Weston. Commissioner Scott was absent.</p> <p>Also present was P & D Director Jon Oliphant, B & Z Supervisor Becky Holmes and City Clerk Pat Brown.</p>
Appv min 3/1/17 PZC meeting as presented	<p>Commissioner Milot moved and Commissioner Weston seconded to approve the minutes of the March 1, 2017 Planning and Zoning Commission meeting as presented.</p> <p><u>Motion carried unanimously by voice vote.</u></p>
Public Hearing: rear yard variance request, Gregory & Julie Hoff, 1420 White Tail Dr.	<p><u>Case No. 050317-V-1</u> – A public hearing was opened for comment at 6:31 p.m. on the request of Gregory and Julie Hoff for a rear yard variance at 1420 White Tail Drive. Publication was made of the public hearing notice, and there were two “interested parties” registered.</p> <p>B & Z Supervisor Holmes gave a brief overview of the variance request noting the following: the petitioner is requesting a 7’ rear yard variance in order to construct a cover over an existing concrete patio, creating a 13’ rear yard; the depth of the property is 90’; and the rear yard setback requirement is 20’.</p> <p>Petitioner comments: Mr. Hoff shared that he would like to cover his existing patio</p> <p>Public comments: Mr. Brian Winn, 5 Browning Court, asked Mr. Hoff if the patio he is covering is the concrete patio and Mr. Hoff replied that it was and is the one off the sliding door. Mr. Winn asked if it was going to be another pergola like the one covering the other patio and Mr. Hoff replied that it would be a hard roof with shingles. Mr. Winn stated that Mr. Hoff’s rear yard abuts his side yard where a good amount of patio area abutting his front yard than his side yard and expressed concerns with water drainage issues, possible lowering of his property value, and the potential of enclosing it at some point in the future. B & Z Supervisor Holmes shared that if they were to consider enclosing the patio it would require another variance before a permit could be issued. Mr. Winn asked how far the cover would project past the existing patio and Mr. Hoff shared that it will just cover the patio and will not project any further.</p>
Close Public Hearing	At 6:35 p.m. the public hearing was closed.
Approve Case No. 050317-V-1, variance request	<p>Commissioner Milot moved and Commissioner Benson seconded to approve the variance request as presented.</p> <p>Commissioner comments: B & Z Supervisor Holmes clarified that the aerial site plan the Commissioner’s received reflects the address for 1420 White Tail Drive as 1 Browning Court for reference purposes. Chairman Burdette asked if the cover was to provide shade and Mr. Hoff replied that it was as it faces west and doesn’t get much shade. Commissioner Milot asked about the topography and drainage and Mr. Hoff shared that the patio sits higher and drains to the west. Chairman Burdette asked if the existing pergola is considered a covered structure and B & Z Supervisor Holmes shared that it was. Commissioner Fischer shared that there seems to be a natural drainage way between the houses and the cover should not change the runoff as the patio is already a hard surface. He shared it would look differently if it were not the garage of 5 Browning Court abutting the rear yard of 1420 White Tail Drive. Mrs. Hoff noted that they do have a room above the garage. Commissioner Reeder pointed out the similar situation to the north on Deer Lane and how the rear yard and side yard are similar and appear to be even closer.</p> <p>There was no additional discussion and on roll call the vote was: <u>Ayes: 7</u> Reeder, Fischer, Burdette, Weston, Benson, Milot <u>Nays: 0</u> <u>Motion carried.</u></p>
Finding of Facts	<p><u>Findings of Fact</u> – application was made by owners of property; fees were paid; property is zoned R-1; 7’ rear yard variance request to allow construction of a cover over an existing concrete patio to encroach into the rear yard setback. A public hearing was held on Wednesday, May 3, 2017, all present were given the opportunity to be heard; there were two ‘interested parties’; there was an objection to the granting of the variance; property cannot yield a reasonable return because they are limited to how much time can be spent utilizing the patio with no shade; plight of the owner is due to unique circumstances as the property is a corner lot with a shallow lot depth; and character of the neighborhood would not be changed as the cover will not encroach any further than the existing patio.</p>
Public Hearing: sign height variance request, Sleep Inn & Suites, 1101 N. Cummings Ln.	<p><u>Case No. 050317-V-2</u> – A public hearing was opened for comment at 6:41 p.m. on the request of Sleep Inn & Suites for a sign height variance at 1101 N. Cummings Lane. Publication was made of the public hearing notice, and there were no “interested parties” registered.</p>

B & Z Supervisor Holmes gave a brief overview of the variance request noting the following: the petitioner is requesting a 27’ sign height variance to construct a ground sign with a height of 52’ for better visibility from US Route 24 and for travelers to be aware of their special rates; the property does not currently have a ground sign; the only signage is on a tower structure on the building which has a height of 59’; and properties to the north and south are zoned commercial, to the east is R-2 (Residential), and to the west is County zoning with a residential use.

Public Hearing: sign height variance request, Sleep Inn & Suites, 1101 N. Cummings Ln., Cont.)

Petitioner comments: The petitioner was not present but several investors (Dick Miller, Sam, Miller, & Rocke Cooper) were present and provided the following: Dick Miller gave a history of what they have done in Washington and how they invested in the Sleep Inn because they wanted it for Washington. He shared that it has been financially draining as it has cost more money to keep it going and their hope is that investing in signage that can be seen from US Route 24 will bring more business to the hotel. He shared that they have cut costs as much as they can to keep it going and feel that investing in more signage will help and understands that this is not a guarantee but it might be the one thing to help. He shared they are getting walk ins for one to two rooms per night. He shared the sign will cost approximately \$50K to put up and are asking for consideration on the sign height restrictions so drivers can see it from US Route 24. Sam Miller shared that they have had family members stay at the hotel and is a good benefit for town and gets good comments from those staying there. He shared that he understands that this is not a 100% fix for the hotel’s problem of not making money but they want to try the sign to give it a chance to rent rooms.

Public comments: None.

At 6:46 p.m. the public hearing was closed.

Close Public Hearing

Commissioner Reeder moved and Commissioner Weston seconded to recommend approval of the variance request as presented.

Recommend approval Case No. 050317-V-2, variance request

Commissioner comments: Commissioner Fischer shared that it appears to have a ground sign and B & Z Supervisor noted that the current sign is a monument sign and not considered a ground sign. Commissioner Weston asked if it will have a marquee or flashing lights and Dick Miller shared that there will not have flashing lights. Sam Miller shared that the sign was a higher price to have changeable letters so it will just be a sign. Chairman Burdette asked if it will be a lighted sign and B & Z Supervisor Holmes shared that it would be lighted. Commissioner Reeder noted that the additional sign will make two signs that are about the same in height and asked about the small billboard sign that is currently at the intersection of US Route 24 and N. Cummings. P & D Director Oliphant shared that they could light the small billboard sign with solar electricity. Dick Miller shared that petitioner Gary Mathews is not here this evening but he feels that this proposed ground sign would work in getting more traffic into the hotel. A brief discussion ensued on setting precedent if the variance were granted. Commissioner Fischer asked if there is rationale for the height limit or 25’ and P & D Director Oliphant shared he can’t say for sure what it was at the time it was incorporated into the Zoning Code but if you don’t have a maximum height limitation you would have signs all over town looking out of proportion. Commissioner Fischer shared that it is an aesthetic issue and would be hard to break precedent without rationale. Commissioner Milot shared that the argument of a higher sign to generate revenue could be made by any business. He asked how tall the existing sign on the tower was and B & Z Supervisor Holmes shared that it was 59’ which is taller than the 52’ sign being proposed. Chairman Burdette shared that the tower sign can be seen from US Route 24 now. Commissioner Benson asked where the ground sign would be placed and Mr. Cooper shared that it would be at the corner of N. Cummings Lane and Cruger Road. Mr. Miller shared that they are hoping to catch the eye of motorists at the stop light when they are looking down N. Cummings Lane. Commissioner Fischer expressed that signage is important for all businesses and a community feel is important where signage is concerned and a lower sign could work that shows room rates that people can see. Sam Miller shared that they are soliciting events to let them know about the hotel and the restaurant reopening has helped some but it continues to be a struggle. Commissioner Milot asked what the industry standard is for walk ins and Mr. Cooper expressed that they can’t compete with Peoria and East Peoria’s average is 12 to 13 walk ins near the Interstate. Commissioner Benson shared that he will recommend the variance as he does not want to tie their hands in this effort of attracting more business but believes it is going down the wrong path. Sam Miller commented that City Council could possibly consider raising the code to a higher sign height if this does not pass. P & D Director Oliphant shared they could take a look at what other community codes allow but more than likely in the instance of East Peoria they have different standards for businesses that are located in close proximity to the Interstate. Commissioner Fischer shared we are a growing community and brought forward the idea of defining the business corridors within our community and possibly considering different sign codes for businesses based on which commercial corridor they are located in. B & Z Supervisor Holmes pointed out the zoning classifications that surround the subject property.

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

Ayes: 3 Benson, Weston, Reeder

Nays: 3 Burdette, Fischer, Milot

Motion did not carry.

Motion did not carry.

A public hearing for the purpose of hearing comment pertaining to a proposed amendment to the Zoning Code for the purpose of adding/deleting text was opened for comment at 7:08 p.m.

Public Hearing: zoning code text amendment, Off-street Parking

P & D Director Oliphant shared off-street parking has generally been allowed in any zoning district to provide adequate spaces for the intended uses however, the zoning code does not

Public Hearing: zoning code text amendment, Off-street Parking, Cont.)	have language that requires the off-street parking parcel to be zoned as the same use it is serving. He shared the proposed amendment would add language that would require the off-street parking parcel to be zoned the same as the parcel it is serving. He shared a recent instance where spillover parking for Michael’s Italian Feast is happening on a separate parcel they had acquired to their south in 2007 where the house was subsequently demolished. He shared the restaurant parcel is zoned C-2 commercial and the parcel to the south is R-1 residential and the use of the residential lot for parking has increased stormwater runoff. He shared that this has resulted in stormwater runoff that is not accounted for and staff has been in discussions with the owner about establishing a dedicated means of stormwater control for this parcel. He shared that the Public Works Committee has been in discussion on this issue and one recommendation was to require that the parking lot be zoned the same as the restaurant lot. He shared that the text amendment would accomplish this and ensure that there is compatibility in the zoning of the lots and allow staff to address any stormwater control and landscaping.
Close Public Hearing	At 7:12 p.m. the public hearing was closed.
Recommend approval of zoning code text amendments	<p>Commissioner Weston moved and Commissioner Milot seconded to recommend the text amendments as presented.</p> <p>Commissioner comments: Commissioner Fischer asked how the amendment would change the situation at Michael’s Italian Feast and P & D Director Oliphant replied that the drainage issue won’t go away but the amendment will give us a means to address potential issues on future properties where the zoning classification is different than the parcel where the business is located. Commissioner Fischer shared that the point is to have consistent zoning and this accomplishes that and once it is consistent all other zoning rules come into play.</p> <p>There was no additional discussion and on roll call the vote was: <u>Ayes: 6</u> Benson, Burdette, Fischer, Reeder, Milot, Weston <u>Nays: 0</u> <u>Motion carried.</u></p>
Commissioner Comments	None.
Staff Comments	P & D Director Oliphant shared that there are no cases coming before the Commission next month but there may be a meeting in regards to the discussed sign regulation considerations this evening. A brief discussion ensued in regards to sign regulations.
Adjournment	At 7:26 p.m. Commissioner Reeder moved and Commissioner Burdette seconded to adjourn. <u>Motion carried unanimously by voice vote.</u>

Patricia S. Brown, City Clerk