

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

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.	Call to Order
Present and answering roll call were Commissioners, Rich Benson, Mike Burdette, Brian Fischer, Louis Milot, Steve Scott, and Doug Weston. Tom Reeder was 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 July 5, 2017 Planning and Zoning Commission meeting as presented. <u>Motion carried unanimously by voice vote.</u>	Appv min 7/5/17 PZC meeting as presented
<u>Case No. 090617-V-1</u> – A public hearing was opened for comment at 6:31 p.m. on the request of Gregory Lyons for a distance between structures variance at 414 Gillman Avenue. Publication was made of the public hearing notice, and there were no “interested parties” registered. B & Z Supervisor Holmes gave a brief overview of the variance request noting the following: the petitioner is requesting an 8’ and 6’ distance between structures variance in order to construct two covered patio structures at the rear of the house; the smaller covered structure will be 2’ from the principal structure and the larger covered structure will be 4’ from the principal structure; and the distance between structures requirement is 10’. Petitioner comments: None. Public comments: None. At 6:32 p.m. the public hearing was closed.	Public Hearing: distance between structures variance request, Greg Lyons, 414 Gillman Ave
Commissioner Benson moved and Commissioner Weston seconded to approve the variance request as presented.	Close Public Hearing
Commissioner comments: Commissioner Weston questioned that if the structures were attached to the home there would not be a need for the variance and B & Z Supervisor Holmes confirmed that if the structures were attached there would not be a variance need. There was no additional discussion and on roll call the vote was: <u>Ayes: 6</u> Scott, Milot, Fischer, Burdette, Weston, Benson <u>Nays: 0</u> <u>Motion carried.</u>	Approve Case No. 090617-V-1, variance request
<u>Findings of Fact</u> – application was made by owners of property; fees were paid; property is zoned R-1; and an 8’ and 6’ distance between structures variance is requested in order to construct two covered patio structures at the rear of the house. A public hearing was held on Wednesday, September 6, 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 the patio is not covered and receives full sun; plight of the owner is due to unique circumstances as the property is open and subject to wind; and character of the neighborhood would not be visibly changed.	Finding of Facts
A public hearing for the purpose of hearing comment pertaining to proposed amendments to the Subdivision Code for the purpose of adding or deleting text was opened for comment at 6:34 p.m. P & D Director provided the following information: 1) in proactively identifying residential, collector, and arterial streets as part of the subdivision platting process it will ensure that streets are constructed to their construction standards as final plats are approved for construction; 2) this text amendment would require that each street within a preliminary and final plat show the delineation of future streets as part of that subdivision; and 3) while most subdivision are primarily residential, this would also allow for the review of any non-residential subdivisions on a case-by-case basis to determine the likely average daily traffic and for the submittal of a traffic impact study for any larger developments that could have an effect on City streets. Public comments: None.	Public Hearing: subdivision code amendment, street classification identification
At 6:38 p.m. the public hearing was closed.	Close Public Hearing
Commissioner Milot moved and Commissioner Fischer seconded to recommend approval of the subdivision code amendment as presented.	Recommend approval of text amendments
Commissioner’s Comments: P & D Director Oliphant shared that currently roadway function classifications are not an indication on submitted plats and roadways generally get built to a local road standard. He shared that this has become a maintenance issue for the City when roadways function as a collector road and are only built to local road standards, which causes	

Recommend approval of text amendments, Cont.)	<p>deterioration at a faster level due to the amount of traffic. He shared that by having the developer or property owner responsible for identifying the future roadway classifications on a plat it will ensure that they get built to the proper roadway construction standards. Several examples were shared on how this could have benefited several existing developments. Discussion ensued on the overall process including staff’s ability to be flexible in making determinations, not wanting to be more restrictive than other surrounding communities, and the importance of having roadway functions determined prior to their construction.</p> <p>There was no further discussion and on roll call the vote was: <u>Ayes: 6</u> Benson, Burdette, Scott, Weston, Fischer, Milot <u>Nays: 0</u> <u>Motion carried.</u></p>
Commissioner Comments	None.
Staff Comments	P & D Director Oliphant shared that he may have another text amendment but if there are no variance cases next month he may move it to the next month.
Adjournment	At 6:53 p.m. Commissioner Weston moved and Commissioner Scott seconded to adjourn. <u>Motion carried unanimously by voice vote.</u>

Patricia S. Brown, City Clerk