

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

Chairman Mick 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, Tom Reeder, Steve Scott and Doug Weston. Mike Milot was absent.	Roll Call
Also present was P & D Director Jon Oliphant, B & Z Supervisor Becky Holmes and City Clerk Pat Brown.	
Commissioner Fischer moved and Commissioner Weston seconded to approve the minutes of the October 11, 2017 Planning and Zoning Commission meeting as presented. <u>Motion carried unanimously by voice vote.</u>	Appv min 10/11/17 PZC meeting as presented
<u>Case No. 110117-V-1</u> – A public hearing was opened for comment at 6:31 p.m. on the request of Tim & Colleen Carey for a front yard variance at 118 Lynn Street. Publication was made of the public hearing notice, and there were no “interested parties” registered.	Public Hearing: front yard variance request, Tim & Colleen Carey, 118 Lynn Street
B & Z Supervisor Holmes gave a brief overview of the variance request noting the following: the petitioner is requesting a 10’ front yard variance in order to construct a detached garage; the property is a corner lot with two front yards; the proposed 24’x24’ detached garage is proposed to be 21’ from the south property line (State Street) and would project 10’ beyond the principal structure; the front yard setback requirements are 25’ and accessory structures cannot project beyond the front line of the principal structure.	
Petitioner comments: Colleen Carey shared that she had pictures from other neighboring properties that encroach into the front yard.	
Public comments: None.	
At 6:32 p.m. the public hearing was closed.	Close Public Hearing
Commissioner Reeder moved and Commissioner Weston seconded to approve the variance request as presented.	Approve Case No. 110117-V-1, variance request
Commissioner comments: Commissioner Weston asked if the smaller structure was coming down and Mrs. Carey shared that it was. He asked if they had given thought to moving the garage back in order to conform to the setback requirement and Mrs. Carey shared they had but would have to remove a tree and it would give a boxed in feeling on the patio. Commissioner Fischer shared that it looked like the houses to the west pretty well ordered and were all in the same line of house. Building & Zoning Supervisor Holmes shared that all the houses are and porches at 1003 and 1001 State projected beyond the house. Commissioner Fischer noted that the porches were not enclosed porches. Commissioner Scott asked if they would be willing to move the garage back 4’ which would put them within the 25’ setback and only require a 6’ variance to project beyond the principal structure. Mrs. Carey shared that they are trying to keep it out of the back yard and from blocking the patio space and would not be willing to amend the original variance request. They were asked if they could move it to the west in order to prevent the blocking of the patio and they were not if favor of moving it that direction as it would mean taking down another tree.	
There was no additional discussion and on roll call the vote was: <u>Ayes: 3</u> Benson, Scott, Weston <u>Nays: 3</u> Burdette, Fischer, Reeder <u>Motion did not carry.</u>	Request denied.
<u>Findings of Fact</u> – application was made by owners of property; fees were paid; property is zoned R-1; and a10’ front yard variance is requested in order to construct a detached garage. A public hearing was held on Wednesday, November 11, 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 without a garage but the garage could be moved back in order to meet zoning requirements; plight of the owner is due to unique circumstances as the property is a corner lot with two front yards; and character of the neighborhood would be visibly changed as there are no structures to the west that project into the front yard setback.	Findings of Fact
A public hearing was opened for comment at 6:52 p.m. on the request of A & J Storage & Development to permit a church in a C-3 Zoning District at 1750 Washington Road. Publication was made of the public hearing notice, and there were no “interested parties” registered.	Public Hearing: Special Use, church, 1750 Washington Road
P & D Director Oliphant gave a brief overview of the special use request noting the following: if approved, the church would be located in the western portion of the building where TSC was formerly located, which would be about 25,000 s.f.; A & J Storage & Development purchased the property in September via auction; and if approved, the owner plans to subdivide the property and sell the western portion of the building and lot to the church.	

Public Hearing: Special Use, church, 1750 Washington Road, Cont.)	<p>Petitioner comments: None.</p> <p>Public comments: Mr. James Svymbersky, 116 Gillman, asked if they would be keeping up the 10-15’ section of ground between the two fences that Walmart had been keeping up and P & D Director Oliphant shared that it would fall upon the new owner of the property to do that and the same standards for property maintenance would fall to them as it would any new owner. Mr. Svymbersky shared that there is a 30’ light pole behind his house that is pretty rusted and in need of maintenance as well. Mr. Randy Black, 120 Gillman, shared that he was in agreement with Mr. Svymbersky and that Walmart has not done such a great job of maintaining the property since the tornado in 2013 and that any help in maintenance would be appreciated. Mr. Don Hodel, 118 Gillman, asked that this request is only for the TSC Tractor part of the building and asked when we find out about the other side. Oliphant shared that it is ultimately at the choosing of the property owner and depending on what the proposal is for the use of the rest of the property it may or may not be in conformance with the zoning. If it were some type of retail use permitted by right you could have a user walk in tomorrow and open a store but if there were something that required a special use or a rezoning they would come through this commission for a recommendation to City Council before being approved by Council.</p>
Close Public Hearing	At 7:00 p.m. the public hearing was closed.
Approve Special Use request	<p>Commissioner Benson moved and Commissioner Weston seconded to recommend approval of the special use request as presented.</p> <p>Commissioner comments: Commissioner Scott asked if the property were to be sold again would it go back to just C-3 zoning and P & D Director Oliphant shared that the special use would run with the church and if it were to cease being a church for 12-months the special use would be null and void. Commissioner Fischer asked for clarification that the special use would be for the entire property and Oliphant shared that it would be but the Commission could amend their motion to only allow the special use in the former TSC portion of the building if they would choose to. Commissioner Fischer asked if the current fencing is adequate for the property and Oliphant replied that it was. He asked about the traffic pattern and if Sunday morning traffic would be an issue without the former stoplight back in place and Oliphant replied that there are provisions for the light to go back in but would be hesitant to say that the amount of traffic increase as a result of the church would be enough for that to happen now.</p> <p>There was no additional discussion and on roll call the vote was: <u>Ayes: 6</u> Burdette, Fischer, Reeder, Scott, Weston, Benson <u>Nays: 0</u> <u>Motion carried.</u></p>
Preliminary Plat – Organic Acres	Chairman Mike Burdette asked for P & D Director Oliphant to present the details of the preliminary plat request to the Commission. P & D Director Oliphant shared the following: the subdivision is located outside of our city limits but within our 1.5-mile jurisdiction; the site is zoned County R-1 and meets the County’s Zoning Code regulations; each of the proposed lots meets the requirements stated in our Subdivision Code; while Lot 2 would not have the required 60’ of frontage adjacent to a public street, it will not be made any narrower than what currently exists; there are no proposed new streets; Lot 1 would be 2.5 acres and have access from LaHood Lane while the existing house on Lot 2 would continue to be accessed from Centennial; and this area would continue to be serviced by well and septic.
Recommend approval of preliminary plat	<p>Commissioner Fischer moved and Commissioner Reeder seconded to recommend approval of the Preliminary Plat for Organic Acres as presented.</p> <p>Commissioner’s Comments: A brief discussion ensued about flag lots and access.</p> <p>There being no further discussion on roll call the vote was: <u>Ayes: 6</u> Benson, Burdette, Scott, Weston, Reeder, Fischer <u>Nays: 0</u> <u>Motion declared carried.</u></p>
Staff Comments	P & D Director Oliphant shared that there will be a couple of items for the December meeting.
Adjournment	At 7:11 p.m. Commissioner Weston moved and Commissioner Reeder seconded to adjourn. <u>Motion carried unanimously by voice vote.</u>

Patricia S. Brown, City Clerk