

**CITY OF WASHINGTON, ILLINOIS
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, DECEMBER 6, 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, Louis Milot, Tom Reeder, and Steve Scott. Doug Weston was absent.	Roll Call
Also present was P & D Director Jon Oliphant, B & Z Supervisor Becky Holmes and City Clerk Pat Brown.	
Commissioner Reeder moved and Commissioner Benson seconded to approve the minutes of the November 1, 2017 Planning and Zoning Commission meeting as presented. <u>Motion carried unanimously by voice vote.</u>	Appv min 11/1/17 PZC meeting as presented
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 6:31 p.m.	Public Hearing: subdivision code amendment, condominium subdivisions
P & D Director provided the following information: 1) A&J Storage and Development has submitted a text amendment request to allow for the conversion of existing commercial building into condominium units at 1750 Washington Road; 2) while the subdivision code allows for the establishment of new condominiums as part of two-family, multi-family, office, commercial, or industrial developments, it does not allow for the conversion of any of those uses into individual condo units; 3) the petitioner and the church that received a special use permit recently for part of the space has submitted the request to create a condominium as a way to divide the space; 4) the alternative would be to do a traditional subdivision, where both the building and real estate are split; 5) if a traditional subdivision were completed, a true firewall separation would be needed to allow for the property to be recognized as two separate parcels, which carries a significant cost; and 6) an amendment would potentially allow for more flexibility for the future use of such spaces.	
Petitioner comments: Dane Ainsworth shared that they are requesting this amendment in order to accommodate the future use needs of the church as well if they were to expand further into the space and would like to stay away from having to deal with a firewall if that were to occur. P & D Director Oliphant shared that staff looked at all possible scenarios that could happen in the City and used the Downtown Square as an example, particularly the south side which is currently all under one ownership.	
Public comments: None.	
At 6:35 p.m. the public hearing was closed.	Close Public Hearing
Commissioner Milot moved and Commissioner Reeder seconded to approve the variance request as presented.	Recommend approval of text amendment
Commissioner comments: Several Commissioners expressed concerns in not requiring a firewall from a safety standpoint. Commissioner Scott shared his knowledge and what he has dealt with in his profession on firewalls and condominiums. He shared that building code requirements would kick in with the issuance of a building permit that would address safety issues on a conversion. He also made the point that a new construction commercial condominium would not be required to have firewalls. Commissioner Fischer expressed concerns in not meeting the intent of why the regulation to not allow conversions was added in 2010, and if a change is made, why we aren't allowing conversions for all the uses at the same time. Further discussion ensued that included the following: if the building were a new construction a firewall would not be required; the City's commercial life safety inspector has reviewed and is okay with not requiring a firewall; this is not unique to Washington as Peoria allows condominium conversions; and it was confirmed by the owner that the building has a working sprinkler system.	
There was no additional discussion and on roll call the vote was: <u>Ayes: 6</u> Benson, Burdette, Fischer, Scott, Reeder, Milot <u>Nays: 0</u> <u>Motion carried.</u>	
None.	Staff Comments
At 7:04 p.m. Commissioner Scott moved and Commissioner Reeder seconded to adjourn. <u>Motion carried unanimously by voice vote.</u>	Adjournment