

**CITY OF WASHINGTON, ILLINOIS  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, APRIL 3, 2019  
WASHINGTON DISTRICT LIBRARY - 380 N. WILMOR ROAD – 6:30 P.M.**

Chairman Mike Burdette called the April 3, 2019 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, Jay Alexander, Mike Burdette, Louis Milot, Tom Reeder, and Steve Scott. Commissioner Brian Fischer arrived at 6:31 p.m. and Commissioner Joe Roberts was absent.	Roll Call
Also present was P & D Director Jon Oliphant, B & Z Supervisor Becky Holmes, and City Clerk Pat Brown.	
Commissioner Scott moved and Commissioner Milot seconded to approve the minutes of the February 6, 2019 Planning and Zoning Commission meeting as presented. <u>Motion carried unanimously by voice vote.</u>	Appv min 2/6/19 PZC meeting as presented
A public hearing was opened for comment at 6:31 p.m. on the request of Barbara Garrett & Jeanine Herbst to rezone 104 Zinser Place from R-1 (Single- and Two-Family Residential) to C-2 (General Retail). Publication was made of the public hearing notice, and there were no “interested parties” registered.	Public Hearing: rezoning request, Barbara Garrett & Jeanine Herbst, 104 Zinser Place.
P & D Director Oliphant gave a brief overview of the request noting the following: 1) the current use is a parking lot and the owners plan to continue that use now; 2) the parking lot has been in existence for at least the past 2 decades and was previously a residential home that had been demolished at some point, but we have no historical information surrounding its demolition; 3) the area is a mix of residential and commercial, largely R-1 to the north and west, C-2 to the south and east with extended area zoning of R-2, C-3, and I-1; 4) R-1 and C-2 zoning regulations allow a parking lot as a permitted use; 5) the lot would conform in size and width in C-2 zoning, and if rezoning is approved, there would be requirements for off street parking and landscaping if a new construction building were proposed; 6) the City maintains the 16’ alley adjacent to the east which also has a City 12” sanitary sewer line running through it; 7) in C-2 zoning a building would have a zero side yard setback on the alley side and a 10’ side yard setback on the west as it would abut residential zoning and in its current R-1 zoning a building would have a 5’ setback on the east; 8) maintenance of the sanitary sewer line is of concern if a building were allowed to be constructed on the east property line, making it difficult to get the necessary equipment in to undertake any maintenance of the sewer line; 9) staff would recommend a 5’ easement be granted to the City if the rezoning is approved, which is what would be required in its current R-1 zoning; and 10) the zero foot front yard setback in C-2 zoning is not as much of a concern due to the 10’ landscaping buffer that would be required which would place a building in close proximity to what the residential homes in the area observe now.	
Petitioner comments: John Redlingshafer, representing the owners, thanked the Commission and Staff for the opportunity to speak to the proposed rezoning and also the value of the input they have received through the process. He shared that the last structure on the lot was a residential house and as his clients where looking forward, they see C-2 zoning as making the most sense which also meets the City’s future land use plans for the area. He shared his clients are open to further discussion and are open to talk about future leasing of the parking lot as in past years as well.	
Public comments: None.	
At 6:40 p.m. the public hearing was closed.	Close Public Hearing
Commissioner Milot moved and Commissioner Reeder seconded to recommend approval of the rezoning request as presented.	Recommend approval of Rezoning request
Commissioner comments: In discussion, the Commissioners raised the maintenance of the 12” sewer line as their biggest concern and were not comfortable making a recommendation without working through an easement grant along the east side of the property prior to rezoning. Mr. Redlingshafer indicated that they would consider an easement if the City proposes it. Commissioner Fischer expressed his concern on how the rezoning would impact the current residential character of the neighborhood. Commissioner Milot did not see the impact changing from what is currently taking place with the amount of traffic in the area. There was no further discussion and Commissioner Milot amended his motion to approve to tabling the rezoning pending a proposed easement grant and Commissioner Reeder seconded the amended motion.	Amended motion to table pending easement grant
There was no additional discussion and on roll call the vote was: <u>Ayes: 6</u> Alexander, Burdette, Fischer, Milot, Reeder, Scott <u>Nays: 0</u> <u>Motion carried.</u>	
A public hearing for the purpose of hearing comment pertaining to proposed amendments to the Zoning Code for the purpose of adding or deleting text was opened for comment at 6:52 p.m.	Public Hearing: Proposed Zoning Code text amendments

Public Hearing: Proposed Zoning Code text amendments, Cont.)	<p>P &amp; D Director provided the following information: 1) the first proposed amendment would impose a 5’ minimum setback on driveways in the zoning districts common to residential uses to ensure the paved portion is kept away from side property lines to keep any runoff onto adjacent properties to a minimum; 2) the second proposed amendment would require all home occupations to renew their permits annually to ensure all the conditions are being met and that the business is still compatible with the surrounding properties; and 3) the third proposed amendment would require that all solar energy systems be installed by a trained and qualified solar installer and at the recommendation of our electrical inspector, language is included that the qualified solar installer work under the supervision of a licenses electrical contractor.</p> <p>Petitioner comments: None.</p> <p>Public comments: None.</p>
Close Public Hearing	At 6:57 p.m. the public hearing was closed.
Recommend approval of text amendments	<p>Commissioner Scott moved and Commissioner Fischer seconded to recommend approval of the text amendments as presented.</p> <p>Commissioner comments: A brief discussion ensued on the importance of having the electrical component of the solar energy system completed properly to ensure code compliance is met. Commissioner Alexander shared that there are a lot of incentives coming out for solar use and it is good to get ahead of any electrical issues that could arise in the future. Commissioner Scott asked about the annual renewal of home occupations and P &amp; D Director Oliphant shared that they are not going into any homes they would just look at the site to make sure the in-home business is meeting its criteria. B &amp; Z Supervisor Holmes shared that it would also give them a clearer picture on the number of active home occupations as many become obsolete over time and there is no mechanism in place for us to track them. Director Oliphant commented that there are no fees associated for a home occupation permit as well.</p> <p>There was no additional discussion and on roll call the vote was: <u>Ayes: 6</u> Alexander, Burdette, Fischer, Milot, Reeder, Scott <u>Nays: 0</u> <u>Motion carried.</u></p>
Commissioner/Staff Comments	B & Z Supervisor commented that there will be a meeting next month. P & D Director introduced Jay Alexander who was appointed to the Commission on Marcy 18, 2019. Commissioner Alexander shared that he is looking forward to being a part of the Planning & Zoning Commission.
Adjournment	At 7:08 p.m. Commissioner Milot moved and Commissioner Reeder seconded to adjourn. <u>Motion carried unanimously by voice vote.</u>

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Patricia S. Brown, City Clerk