

**CITY OF WASHINGTON, ILLINOIS  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, MAY 1, 2019  
WASHINGTON DISTRICT LIBRARY - 380 N. WILMOR ROAD – 6:30 P.M.**

Chairman Mike Burdette called the May 1, 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, Joe Roberts, and Steve Scott. Brian Fischer entered meeting at 6:32 p.m.	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 Alexander seconded to approve the minutes of the April 3, 2019 Planning and Zoning Commission meeting as presented. <u>Motion carried unanimously by voice vote.</u>	Appv min 4/3/19 PZC meeting as presented
<u>Case No. 050119-V-1</u> – A public hearing was opened for comment at 6:31 p.m. on the request of Lei Wernsman for a variance to cover more than 50% of the aggregate square footage of the roof area with solar panels. Publication was made of the public hearing notice, and there were no “interested parties” registered.	Public Hearing: solar panel coverage variance request, Lei Wernsman, 203 Hilldale Avenue
B & Z Supervisor Holmes provided a brief overview of the request noting that a Special Use on this property was approved in March 2019 to allow a roof mount solar system on an accessory structure and the petitioner is now requesting to exceed the allowable 50% coverage for solar panels for an approximate total of 76.5% coverage.	
Petitioner comments: None.	
Public comments: None.	
At 6:32 p.m. the public hearing was closed.	Close Public Hearing
Commissioner Milot moved and Commissioner Scott seconded to recommend approval of the variance request as presented.	Recommend approval of variance request
Commissioner comments: Commissioner Reeder expressed a concern with fire safety and that in creating less space on the roof for firefighters and the addition of a slick surface with the solar panels it could deter needed access to the roof in the event of a fire. B & Z Supervisor Holmes shared that they would be required to maintain 3’ of roof surface on one edge of the structure and plans have been sent to both the Fire Department and Electrical Inspector for review with no concerns reported. Commissioner Scott asked if it would meet the 50% coverage if the structure were attached to the home and P & D Director Oliphant replied that chances were good that it would meet the 50%.	
There was no additional discussion and on roll call the vote was: <u>Ayes: 7</u> Alexander, Burdette, Fischer, Milot Reeder, Roberts, Scott <u>Nays: 0</u> <u>Motion carried.</u>	
A public hearing was opened for comment at 6:35 p.m. on the request of David Knoblett, to annex 407 Charlotte Street, and staff is requesting it’s rezoning from R-1A to R-1 concurrent with annexation. Publication was made of the public hearing notice, and there were no “interested parties” registered.	Public Hearing: Annexation & Rezoning, 407 Charlotte St.
P & D Director Oliphant provided a brief overview of the annexation request noting that it is similar to the recent annexation of 403 Charlotte Street that occurred back in January of this year. He shared that the lot is similar in size, surrounded by R-1 residential zoning in the entire neighborhood, and the petitioner is wanting to connect to the City sewer system as their current septic system is ending its useful life.	
Petitioner comments: None.	
Public comments: None.	
At 6:36 p.m. the public hearing was closed.	Close Public Hearing
Commissioner Milot moved and Commissioner Reeder seconded to recommend approval of the request as presented.	Recommend approval of annexation & rezoning
Commissioner comments: Commissioner Roberts made mention that the house numbering looks off with 403 to the north 407 in the middle and 405 to the south. B & Z Supervisor Holmes commented she was surprised to see that this hasn’t been corrected.	
There was no additional discussion and on roll call the vote was: <u>Ayes: 7</u> Alexander, Burdette, Fischer, Milot, Reeder, Roberts, Scott <u>Nays: 0</u> <u>Motion carried.</u>	

Public Hearing: rezoning request, Samuel LaHood, Hawk Street detention basin	<p>A public hearing was opened for comment at 6:37 p.m. on the request of Samuel LaHood to rezone Hawk Street detention basin from R-1A (Single-Family Residential) to R-2 (Multi-Family Residential). Publication was made of the public hearing notice, and there were no “interested parties” registered.</p> <p>P &amp; D Director Oliphant gave a brief overview of the request noting the following: 1) Sam LaHood approached the City about the possibility of purchasing the Hawk Street detention basin and rezoning it from its current zoning R-1A (Single Family Residential) to R-2 (Multi-Family Residential); 2) Sam is representing Joe LaHood who has recently developed the property to the east into 18 condominium units, where prior to the 2013 tornado, once stood 3 apartment buildings totally 36 units; 3) the City needs to solicit bids for the possible sale, which is scheduled for a bid opening on May 28<sup>th</sup> prior to City Council consideration of bid approval; 4) it appears that the basin property was intended for rezoning in 2003 when a number of surrounding parcels were rezoned to R-2 but was excluded from the ordinance because an accurate legal description could not be obtained; 5) if the basin property is rezoned and acquired, two additional duplex structures containing 4-units would become part of phase two construction bringing the total number of constructed units in phase one and two to 32 which is less than the original 36 units prior to the tornado; and 6) staff is supportive of the rezoning in order to continue the successful development of the property which is a good fit for the neighborhood as well as eliminating the City’s maintenance and liability of owning a detention basin.</p> <p>Petitioner comments: P &amp; D Director Oliphant introduced Sam LaHood who is a current engineer with Austin Engineering noting that the proposed basin would be sized appropriately to continue its operation as a detention basin with no change in the runoff that would negatively impact the surrounding area. Sam LaHood provided the following in regards to the proposed right sizing of the detention basin: 1) the existing detention has been surveyed and as no records were found on its original sizing, there are observations on why it was built oversized; 2) when the area first developed all the undeveloped northern property drained into this area; 3) a redesign of the basin was done using 2012 data to create a water shed and perform an analysis on how much water is coming into the basin; and 4) the basin redesign will not change to volume being stored which meets the City’s code requirement for storage, but will change the shape of the detention basin storage area. He went on to share that they want to design the condominium units to fit the area and feels that the City’s vacation of Hawk Street and the purchase and redesign of the detention basin and its rezoning to R-2 is in line with what is desired in the immediate area and in the community as well.</p> <p>Commissioner Roberts asked if the existing retaining wall will move and Sam replied that it would be moved north as a berm. Commissioner Roberts asked about responsibility when the street is vacated and P &amp; D Director Oliphant replied that in a vacation the adjacent owners would own and take over all maintenance, and in this case, we would maintain a stormwater easement for any maintenance the City would have in the future.</p> <p>Public comments: None.</p>
Close Public Hearing	At 6:49 p.m. the public hearing was closed.
Recommend approval of Rezoning request	<p>Commissioner Roberts moved and Commissioner Scott seconded to recommend approval of the rezoning request as presented.</p> <p>Commissioner comments: Commissioner Scott indicated his approval of the rezoning in relation to the surrounding R-2 zoning. Commissioner Milot expressed concerns with the redesign of the basin and its impact on depth of the basin and the amount of water held. Sam shared that the redesign increases the depth from 4’ to between 4.5’ and 5’ with little to no change in the height of the basin. He indicated that the majority of the time the basin will be dry but water levels would increase temporarily only during heavy rains and will drain at its designed release rate. Commissioner Alexander shared he has detention near his property that gets to the 4.5’ range and is back down within a day to 2’ or less during heavy rainfall. Commissioner Fischer asked if all the elements of this property go through would they have to come back for plat approval and P &amp; D Director Oliphant shared that there would be no further subdivision needed and detention approval is through staff so it would not. Commissioner Scott indicated the building permitting process would allow for an additional chance to deal with any unforeseen issues as well.</p> <p>There was no additional discussion and on roll call the vote was: <u>Ayes: 7</u> Alexander, Burdette, Fischer, Milot, Reeder, Roberts, Scott <u>Nays: 0</u> <u>Motion carried.</u></p>
Preliminary Plat – Liberty Industrial Park	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: 1) Sam Miller is proposing the subdivision of his 20.03-acre lot on N. Cummings Lane into two lots; 2) the newly created lot would total 1.97 acres just off N. Cummings Lane north of Freedom Parkway; 3) the parcel is equally bisected by the Freedom Parkway right-of-way; 4) the lot would be accessed from N. Cummings Lane with possible future access from Freedom Parkway if the road is extended; 5) Frank Mendoza is looking to purchase the newly created lot and start a new business on property; 6) the plat meets all subdivision code requirements; and 7) staff supports approval of preliminary plat.

Commissioner Alexander moved and Commissioner Reeder seconded to recommend approval of the Preliminary Plat for Liberty Industrial Park as presented.	Recommend approval of preliminary plat
Commissioner’s Comments: A brief discussion ensued on the proximity of the lot to Freedom Parkway and its intersection with N. Cummings Lane and the ability to minimize ingress egress issues far enough back on N. Cummings Lane so as not to interfere with the future intersection.	
There being no further discussion on roll call the vote was: <u>Ayes: 7</u> Alexander, Burdette Fischer Milot, Reeder, Roberts, Scott <u>Nays: 0</u> <u>Motion declared carried.</u>	
B & Z Supervisor commented that there will be a meeting next month.	Commissioner/Staff Comments
At 7:05 p.m. Commissioner Reeder moved and Commissioner Scott seconded to adjourn. <u>Motion carried unanimously by voice vote.</u>	Adjournment

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Patricia S. Brown, City Clerk