

**CITY OF WASHINGTON, ILLINOIS  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, AUGUST 7, 2019  
WASHINGTON DISTRICT LIBRARY - 380 N. WILMOR ROAD – 6:30 P.M.**

Chairman Mike Burdette called the August 7, 2019 regular meeting of the City of Washington Planning and Zoning Commission to order at 6:32 p.m. in the meeting room at Washington District Library.	Call to Order
Present and answering roll call were Commissioners, Jay Alexander, Mike Burdette, Brian Fischer, Joe Roberts, and Steve Scott. Louis Milot and Tom Reeder were absent.	Roll Call
Also present was P & D Director Jon Oliphant, B & Z Supervisor Becky Holmes, and City Clerk Pat Brown.	
Commissioner Roberts moved and Commissioner Scott seconded to approve the minutes of the July 10, 2019 Planning and Zoning Commission meeting as presented. <u>Motion carried unanimously by voice vote.</u>	Appv min 7/10/19 PZC meeting as presented
<u>Case No. 050119-V-1</u> – A public hearing was opened for comment at 6:33 p.m. on the request of Kathleen Smith for a side yard and distance between structures variance at 911 E. Jefferson Street. Publication was made of the public hearing notice, and there were no “interested parties” registered.	Public Hearing: side yard & distance between structures variance request, Kathleen Smith, 911 E. Jefferson Street
B & Z Supervisor Holmes provided a brief overview of the variance request noting the following: the petitioner is requesting a 2’8” side yard and 1’3” distance between structures variance in order to construct an addition to a detached garage; addition will be constructed on an existing concrete pad which is 2’4” from the side property line; addition will be 8’9” from the neighboring detached garage; and the current side yard setback requirement in R-1 zoning is 5’ and the current distance between structures requirement is 10’.	
Petitioner comments: None.	
Public comments: None.	
At 6:34 p.m. the public hearing was closed.	Close Public Hearing
Commissioner Alexander moved and Commissioner Roberts seconded to recommend approval of the variance request as presented.	Recommend approval of variance request
Commissioner comments: None.	
There was no additional discussion and on roll call the vote was: <u>Ayes: 6</u> <u>Nays: 0</u> <u>Motion carried.</u>	
A public hearing was opened for comment at 6:35 p.m. on the request of Barry Vineyards, LLC, to permit the operation of a winery in the AG-1 zoning district. Publication was made of the public hearing notice, and there were two “interested parties” registered.	Public Hearing: Special Use request, 1774 E. Cruger Road, winery
P & D Director Oliphant provided a brief overview of the request noting the following: Bob & Lisa Barry recently purchased the property from the City; the property was recently annexed into the City’s corporate limits and zoned AG-1; City water & sewer services are not extended to the property and there are no plans for extension in the near future; the property totals approximately 51.59 acres; the Tres Rojas Winery would be located on the southern half of the property; nearly 2/3 of the property is located in the 100-year floodplain restricting building construction; soil conditions for the growing of grapes are best near the rear of the property; the winery intends to have a 60’x100’ building with space for wine processing, bottling/inventory, tasting room, and small event space; occupancy would accommodate a total of 180 guests with the events space accommodating 90 guests or less; and 80 standard and 4 ADA off street parking spaces would be provided on the southern portion of the property and would be constructed according the City standards. He shared that staff is proposing the following conditions for approval: 1-ground sign is allowed near the entrance not exceeding 32 s.f. in size and shall only be illuminated with limited-powered lights directed solely on the sign; lighting within the ingress/egress and parking lot shall only operate from dusk to dawn, not exceed 14’ in height, and provide a minimal security level; shall only be open to the public until 8:00 p.m. Friday & Saturday and until 6:00 p.m. Sunday through Thursday; amplified sound shall be minimized as much as possible and outside music shall not be allowed after hours they are open to the public; buildings shall be kept 50’ from the west, south, and east property lines and at least 1,000’ from the north property line; and no parking shall be allowed adjacent to E. Cruger Road and any off-street parking shall not be closer than 500’ from E. Cruger Road.	
Petitioner comments: None.	
Public comments: Bob & Allison Montgomery expressed the following concerns indicating that they have always stated that they want the winery to be successful: 1) the location of a winery/vineyard in the heart of a county agricultural district; 2) the price the land was sold for; and 3) the safety and compatibility of have a large number of cars on county roads with farm implements. He also noted that IL is currently the #1 soybean and #2 corn producing state in the	

Public Hearing: Special Use request, 1774 E. Cruger Road, winery, Cont.)	<p>nation (2018) and row crops are important to the economy of the state: Further discussion occurred between the Bob and Allison Montgomery and Bob Barry regarding types of grape varieties, their intolerance and tolerance to specific regions, as well as the types of herbicides and pesticides used and how they interact with each other in regards to row crops vs. vineyards and how they drift. Bob Barry expressed his willingness to work with neighboring farms surrounding the application of chemical spraying and its drift component.</p> <p>Lori Peifer, Lori’s Kitchen Store, expressed her support of the winery.</p> <p>A member of RC Flyers shared their appreciation in working with the City in leasing their site and looks forward to continuing the lease with Barry Vineyards. He expressed their support of the winery.</p> <p>Barbara Plata, Define the Home, expressed her support of the winery.</p> <p>Jim Chapman, nearby neighbor, shared he had no problem with the winery but expressed potential concern on its financial viability and the pressure that could come to turn it into more of an outdoor event location like Mackinaw Winery and would want to make sure restrictions are in place to prevent that from happening.</p> <p>Alan Biagini asked about the financial viability of the winery and Bob Barry shared that profit margins are good and went on to share the successes their wines have experienced. He shared they will be at the upcoming Fine Arts Festival in Washington and encouraged everyone to stop by.</p> <p>Several more comments were made from people who live outside of the community expressing their support for the winery and also their respect for Bob and Lisa Barry.</p> <p>Trish Yocum, Art at the Bodega, expressed her support of the winery and shared that through the struggles she encountered as a small business in Washington, her success came because of the people that supported her.</p>
Close Public Hearing	At 7:34 p.m. the public hearing was closed.
Recommend approval of special use request	<p>Commissioner Scott moved and Commissioner Roberts seconded to recommend approval of the special use request as presented.</p> <p>Commissioner comments: Several comments were noted as follows: no concern with a potential blighted property if the winery were to fail; floodplain regulations would control any future building in flood zone area; minimizing amplified sound as much as possible could be hard to enforce but would be monitored through current City regulations and any enforcement needed would be handled right away; keeping perspective on the winery location as it sits on the back end of the property; appreciation for how the process was brought forward in vetting and answering questions; commending P &amp; D Director Oliphant for his work and a job well done in the process; the special use being better in the city than the county; and the 500’ off-street parking restriction from E. Cruger Road is to clearly separate cars away from the roadway.</p> <p>There was no additional discussion and on roll call the vote was: <u>Ayes: 5</u> Alexander, Burdette, Fischer, Roberts, Scott <u>Nays: 0</u> <u>Motion carried.</u></p>
Public Hearing: Proposed Zoning Code text amendments	<p>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 7:47 p.m.</p> <p>P &amp; D Director provided the following information: 1) poultry is currently only allowed in an AG-1 zoning district; 2) a recent code violation was issued to a resident housing chickens in a residential zoning district and has been given a temporary reprieve until consideration could be given to allowing them; 3) this text amendment was largely drafted in 2012 following a similar resident request; 4) sustainability is a concept that all cities are facing and many are struggling with due to potential health risks if proper care is not taken; and 5) urban agriculture has become more common throughout the country as a means of cultivating food locally. He provided a summary of the regulations as follows: a special use permit would be required on a residential lot; only allowed on owner-occupied properties; a building permit would be required; no more than 5 chickens on any residential lot; roosters or other loud species would be prohibited; slaughtering of chickens would be prohibited; chicken enclosure only in the rear yard; area of enclosure would not exceed 40 s.f.; enclosure no closer than 10’ from side and rear property lines and at least 25’ from any residential structure on an adjacent lot; all waste must be disposed of to eliminate any offensive odor; food sources must be protected in a container with tightly fitted lid; \$25 permit fee and annual renewal fee would be required; and special use permit would not run with the land.</p> <p>Petitioner comments: Alan Biagini shared that his son is the one who came up with the idea of having chickens and that he has been taking care of them. He shared they looked through the website for regulations but knows now that a phone call would have been better. He shared that having the chickens has taught his son valuable lessons, it has been educational, and offers a lot of benefits if they are kept properly. He asked that the Commission recommend approval. A gentleman in the audience expressed his support of the regulations that would put us in line with what East Peoria’s regulations are. Bob and Allison Montgomery expressed their support of the regulations and the benefits they provide.</p>

Public comments: Alderman Lili Stevens expressed her support of the regulations and asked if the regulations could state that they be placed only on the side least visible and P & D Director Oliphant shared each case would be handled as a special use and can be addressed as part of the requirements of the special use.	Public Hearing: Proposed Zoning Code text amendments, Cont.)
At 8:04 p.m. the public hearing was closed.	Close Public Hearing
Commissioner Roberts moved and Commissioner Scott seconded to recommend approval of the text amendments as presented.	Recommend approval of text amendments
Commissioner comments: Several comments were noted as follows: the limit of 40 s.f. for the enclosure of five chickens seems small and restrictive and should it be increased; the current property housing chickens has a 30 s.f. coop and 30 s.f. run for a total of 60 s.f. enclosure; the regulations would pertain to all residentially zoned lots regardless of size but each special use case would have the ability to set other restrictions as well; this being an urban trend that other communities are allowing and with tight enough restrictions we can keep a handle on; possibly re-writing the visibility from the street restriction as older parts of town have narrow lots where this could become an issue but it was noted that if an issue arises a variance could be requested and if we see an increase in the number of variances being requested a code amendment could be considered in the future; and it was the general consensus to amend the language to increase the enclosure size from 40 s.f. to 60 s.f.	
Commissioner Roberts moved to amend his original motion by amending the text amendments to increase the enclosure size from 40 s.f. to 60 s.f. and was seconded by Commissioner Scott.	Amended Motion
There was no additional discussion and on roll call the vote was: <u>Ayes: 5</u> Alexander, Burdette, Fischer, Roberts, Scott <u>Nays: 0</u> <u>Motion carried.</u>	
B & Z Supervisor commented that there will be a meeting next month.	Commissioner/Staff Comments
At 8:21 p.m. Commissioner Scott moved and Commissioner Fischer seconded to adjourn. <u>Motion carried unanimously by voice vote.</u>	Adjournment

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Patricia S. Brown, City Clerk