

**CITY OF WASHINGTON, ILLINOIS
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, JUNE 3, 2020
REMOTE WEB MEETING – 6:30 P.M.**

Call to Order	Chairman Mike Burdette called the Remote Web regular meeting of Wednesday, June 3, 2020 to order at 6:30 p.m. Physically present were Chairman Mike Burdette, P & D Director Jon Oliphant, B & Z Supervisor Becky Holmes, and City Clerk Pat Brown.
Roll Call	Present and answering roll call were Commissioners, Mike Burdette, Brian Fischer, Louis Milot, and Tom Reeder. Commissioners Hans Ritter, Joe Roberts, and Steve Scott were absent.
Appv min 5/6/20 PZC meeting as presented	Commissioner Fischer moved and Commissioner Milot seconded to approve the minutes of the May 6, 2020 Planning and Zoning Commission meeting as presented. <u>Motion carried unanimously by voice vote.</u>
Public Hearing: side yard variance request, Trevor & Audrey Bartolomucci, 301 E. Jefferson St.	<p><u>Case No. 060320-V-1</u> – A public hearing was opened for comment at 6:33 p.m. on the request of Trevor & Audrey Bartolomucci for a side yard variance at 301 E. Jefferson Street. Publication was made of the public hearing notice, and there were no “interested parties” registered.</p> <p>B & Z Supervisor Holmes provided a brief overview of the variance request noting the following: the petitioner is requesting a 5’ side yard variance in order to construct a driveway on their east property line; in May 2019 an ordinance was passed that required all driveways to be set back at least 5’ from the side property line; in October 2017 a curb cut existed in this location but was replaced with a barrier curb during the 2017 Jefferson Street Improvement project; the driveway approach would comply with the City’s construction standard 015A; and the portion of the driveway on private property would be gravel.</p> <p>Petitioner comments: Mr. Bartolomucci commented that they will be having an addition driver soon and are in need of additional driveway space.</p> <p>Public comments: None.</p>
Close Public Hearing	At 6:34 p.m. the public hearing was closed.
Approve Case No. 060320-V-1, side yard variance request	<p>Commissioner Reeder moved and Commissioner Fischer seconded to approve the variance request as presented.</p> <p>Commissioner comments: A brief discussion ensued on the construction and location of the driveway and no concerns were mentioned. It was also noted that several properties in the immediate area had driveways located on the property line and would not affect the character of the neighborhood.</p> <p>There was no additional discussion and on roll call the vote was: <u>Ayes: 4</u> Burdette, Fischer, Milot, Reeder <u>Nays: 0</u> <u>Motion carried.</u></p>
Finding of Facts	<u>Findings of Fact</u> – application was made by owners of property; fees were paid; property is zoned R-1; and a 5’ side yard variance is requested to construct a driveway. A public hearing was held on Wednesday, June 3, 2020, all present were given the opportunity to be heard; there were no ‘interested parties’; property cannot yield a reasonable return because the property was purchased with a curb cut in 2005 and it was taken away; plight of the owner is due to unique circumstances as there was a curb cut in the same location previously; and character of the neighborhood would not be changed as there are many shared driveways in the area.
Public Hearing: Special Use request, Jonathan LaBerdia, raising poultry, 209 North St.	<p>A public hearing was opened for comment at 6:37 p.m. on the request of Jonathan LaBerdia, 209 North Street, to permit the raising of poultry on a residential lot. Publication was made of the public hearing notice, and there were no “interested parties” registered.</p> <p>P & D Director Oliphant gave a brief overview of the request noting the following: the petitioner has submitted a special use application for the allowance of chickens on his property at 209 North Street; a special use is required in order to allow for poultry on certain residential properties following approval of a special use; some of the conditions are as follow: no more than 5 chickens allowed on one lot, only allowed on owner occupied properties, roosters or other loud species of chickens are prohibited; chickens must be kept at all times in an enclosure in the rear yard; any enclosure including the run cannot exceed 60 s.f., and any enclosures cannot be placed closer than 10’ from any side or rear property line and must be 25’ from any residential structure on an adjacent lot; the proposed coop and run would be located in the rear yard near the northeast corner of the lot and with a total area of 52 s.f. in size; and would be approximately 10’ from the rear and side property lines, 50’ from the garage and 73’ from the principal structure at 211 North Street, 60’ from the deck and 85’ from the principal structure at 207 North Street, with all setbacks meeting regulations.</p> <p>Petitioner comments: Mr. LaBerdia commented that he is meeting the guidelines required in the City’s code, has talked with neighbors and received no objections, and his property backs up to farmland with no residential areas.</p> <p>Public comments: City Clerk Brown read aloud seven public comments that were submitted in support of the special use. The comments are attached and made part of these minutes.</p>

At 6:44 p.m. the public hearing was closed.	Close Public Hearing
Commissioner Milot moved and Commissioner Reeder seconded to recommend approval of the special use request as presented.	Recommend approval of Special Use request
Commissioner comments: Commissioner Fischer expressed his appreciation to City Council for passing the ordinance that allows for a means for residents to have chickens. Commissioner Burdette noted that this property is meeting all the requirements set forth.	
There was no additional discussion and on roll call the vote was: <u>Ayes: 4</u> Burdette, Fischer, Milot, Reeder <u>Nays: 0</u> <u>Motion carried.</u>	
Several Commissioners expressed concerns with the two recent special use denials from City Council on the raising of poultry on residential lots that met all the requirements that were set forth by an ordinance that they adopted. The concerns included setting an expectation for residents then rejecting the request even though they meet all the requirements; the importance of uniformity in the application of the Code and not allowing some to receive and some not to receive; and will the annual renewal for the one property that was approved back in January be denied. P & D Director Oliphant shared Council is made aware of the Commission’s recommendations as requests are brought forward to them and recommended that Commissioners can also reach out to them individually or as a whole to share their concerns.	Commissioner/Staff Comments
Building & Zoning Supervisor Holmes indicated that there will be a meeting next month with several variances. P & D Director Oliphant noted that if we move forward into the next COVID-19 phase the July meeting could be held at Five Points if it can be done safely and healthy for everyone would consider meeting back onsite.	
At 6:53 p.m. Commissioner Fischer moved and Commissioner Milot seconded to adjourn. <u>Motion carried unanimously by voice vote.</u>	Adjournment

Patricia S. Brown, City Clerk

Patricia Brown

From: tl_m@mtco.com
Sent: Wednesday, June 3, 2020 2:48 PM
To: Patricia Brown
Subject: Planning Zoning Comment

Tim and Lynette Mannos, 207 North Street, Washington, IL wish to comment that we are in favor of letting the LaBerdias of 209 North Street, Washington, IL continue to raise chickens. We have no objections to chickens living next door to us.

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Patricia Brown

From: Lea Ann Heuser <leaannheuser@hotmail.com>
Sent: Wednesday, June 3, 2020 3:15 PM
To: Patricia Brown
Subject: Planning and zoning request for tonight's meeting

I am writing in regard to Jonathan Laberdia's hearing at tonight's meeting. His request to have poultry on his property is reasonable and beneficial to his family. His property is large enough to accommodate the small number of chickens he wants and the accommodations he has custom built for them are a testament to the pride he takes in his property. I am sure he would provide photos for review. Furthermore, his property backs up to a field and his neighbors on both sides are supportive and excited for this addition. I understand all properties, such as my own, are not conducive to poultry, but if guidelines are followed I think having chickens can be a great experience for a family.

Respectfully,
Lea Ann Heuser

Sent from my Verizon Samsung Galaxy smartphone

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Patricia Brown

From: Courtney Vercier <cavercier@gmail.com>
Sent: Wednesday, June 3, 2020 3:45 PM
To: Patricia Brown
Subject: Planning Zoning Comment

Hello Ms. Brown,

I'd like to write to express my support to allow residents of Washington, including Jonathan and Sarah LaBerdia, to raise laying hens. The COVID-19 pandemic has heightened awareness of food supply chain issues in our country, as well as the health benefits of raising our own food. I commend Sarah & Jonathan for seeking to raise their own food. As a poultry grower myself, I can attest that laying hens are not a nuisance to the surrounding community. I know that Sarah & Jonathan are responsible citizens and will follow all guidelines required to keep poultry within the city limits. Thank you for considering their petition.

Sincerely,
Courtney Vercier
1985 Eureka Rd
Washington

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Patricia Brown

From: Rose LaBerdia <rlaberdia@gmail.com>
Sent: Wednesday, June 3, 2020 4:34 PM
To: Patricia Brown
Subject: Jonathan LaBerdia's Zoning Request

When children were sent home this Spring to start remote learning, our son and his wife sought approval from his neighbors to start a family project of raising five hens. The kids helped with the planning of the renovation of a small chicken coop that was given to them, and research was done by the family on the developmental stages and maturity of chickens. There were so many wonderful teaching opportunities that included science, math, technology, agriculture, and reading. It was a great project that diverted everyone's attention from the unpleasantness of what surrounds us in the world today.

I have learned more about chickens from my 7- and 8-year old grandchildren than I ever thought possible, and I'm sure there will be more to come. Please approve their request for poultry to be allowed on their property.

Respectfully submitted,
Rose LaBerdia

Patricia Brown

From: Janet Osborne <janetcosborne@gmail.com>
Sent: Wednesday, June 3, 2020 5:22 PM
To: Patricia Brown; Becky Holmes
Subject: Permit for poultry at 209 North Street comments

I apologize for the tardiness of my e-mail. I would like to state for the record that our property adjoins the LaBerdia property and is nearest to the chicken house and enclosure. We have at no time found this to be anything but neat and clean, with no odor, noise or any other type of negative issues.

The LaBerdia's are fastidious in their lawn and property care and the chicken house and enclosure has been no different. It is actually a very attractive little structure.

My husband and I are in complete support of their poultry raising request.

Sincerely,

Janet and Stan Osborne
211 North Street

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Patricia Brown

From: Lori <cornwelll@yahoo.com>
Sent: Wednesday, June 3, 2020 5:42 PM
To: Patricia Brown
Subject: Planning and Zoning- 6/3/20 Meeting

Hello! I want to show my support for Washington residents being allowed to own chickens and raise the chickens on residential lots assuming the residents follow the required guidelines. Please continue allowing permits. Thank you!

Sincerely,
Lori Cornwell

Sent from my iPhone

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Patricia Brown

From: Mardel Hotkevich <iteachk2005@gmail.com>
Sent: Wednesday, June 3, 2020 5:51 PM
To: Patricia Brown
Subject: Planning Zoning Comment

To whom it may concern,

I am writing in favor of chickens being allowed within our city limits. I feel as long as residents are responsible and abiding by all of the set guidelines, they should be able to have chickens in their yards. I personally know the LaBerdia family. I know that they will definitely be responsible and take tremendous care of their chickens, if they are allowed to do so.

Respectfully,
Mardel Hotkevich
700 Westgate Rd
Washington, IL 61571

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