

**CITY OF WASHINGTON, ILLINOIS  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, AUGUST 5, 2020  
FIVE POINTS WASHINGTON BANQUET ROOM A – 6:30 P.M.**

Call to Order	Chairman Mike Burdette called the regular meeting of the City of Washington Planning and Zoning Commission to order at 6:30 p.m. in Banquet Room A at Five Points Washington.
Roll Call	<p>Present and answering roll call were Commissioners Mike Burdette, Brian Fischer, Louis Milot, Lindsay Rodriguez, and Steve Scott. Commissioners Tom Reeder and Hans Ritter were absent.</p> <p>Also present was P&amp;D Director Jon Oliphant and B&amp;Z Supervisor Becky Holmes.</p>
Appv min 7/1/20 PZC Meeting as presented	Commissioner Milot moved and Commissioner Fischer seconded to approve the minutes of the July 1, 2020, Planning and Zoning Commission meeting as presented. <u>Motion carried unanimously by voice vote.</u>
Public Hearing: Special Use request, James Kellerstrass, auction service and flea market, 300 Muller Road	<p>A public hearing was opened for comment at 6:32 p.m. on the request of James Kellerstrass, 300 Muller Road, to permit an auction service and flea market on a lot zoned I-1 (Light Industrial). 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: The petitioner has submitted a special use application for the allowance of an auction service business and flea market to operate at 300 Muller Road, which is owned by Sam Miller. The lot is approximately 0.8 acres in size. A 7,500 square foot three-unit warehouse building was constructed in 1977. Two of the warehouse units are currently occupied with truck storage being the primary use. The petitioner has proposed to utilize the remaining vacant unit (about 3,400 square feet) along with one of the office units (approximately 200 square feet) for use as an online auction service and state-licensed auction house. He would like to offer a community flea market in which people would be able to rent table space one weekend a month to offer their goods for sale. While the corridor is almost exclusively zoned I-1, there are a variety of land uses ranging office to commercial to light industrial. The two parcels to the south, while having been vacant for about 15 years, formerly housed a concrete plant. There does not figure to be a significant amount of traffic generation and the site should be able to handle any off-street parking needs. There also likely would not be much additional noise production, though some noise would typically be customary with I-1 uses.</p> <p>Petitioner comments: James Kellerstrass thanked staff for its assistance with preparing the application and provided a summary of his request.</p> <p>Public comments: None.</p>
Close Public Hearing	At 6:36 p.m., the public hearing was closed.
Recommend approval of Special Use request	Commissioner Scott moved and Commissioner Fischer seconded to recommend approval of the special use request as presented.

Commissioner comments: A brief discussion ensued about whether there would be sufficient parking and the use of outside space for the flea market. James Kellerstrass said that the site would have enough parking and that the indoor space would primarily be used for the flea market.

There was no additional discussion and on roll call the vote was:

Ayes: 5 Burdette, Fischer, Milot, Rodriguez, Scott

Nays: 0

Motion carried.

Public Hearing:  
Proposed Zoning Code  
text amendment,  
residential chickens

A public hearing was opened for comment at 6:40 p.m. on the proposed amendment to the Zoning Code for the purpose of adding or deleting text.

P&D Director Oliphant provided the following information: 1) The City's Zoning Code was amended in October 2019 to allow for chickens on residential properties following a special use process; 2) The desire of the City Council is to repeal the existing regulations; 3) A moratorium was approved in June prohibiting the consideration of any other residential chickens special use requests. Any property owners with previously approved special uses allowing for residential chickens will be allowed to keep them as long as there are no violations of the regulations in effect at the time and that they maintain a valid annual permit. No other cases would be considered upon approval of the amendment ordinance.

Close Public Hearing

At 6:42 p.m., the public hearing was closed.

Recommend approval  
of proposed Zoning  
Code text amendment

Commissioner Scott moved and Commissioner Fischer seconded to recommend approval of the text amendment request as presented.

Commissioner's comments: Chairman Burdette asked if there have been any complaints with the approved special use cases. P&D Director Oliphant responded that the complaints have been with the 1001 Wellington property. Commissioner Fischer indicated that he would be in favor of keeping the existing regulations in place and that they are good for a community like Washington. Commissioner Milot asked about what happens with the approved special uses if this ordinance is approved. P&D Director Oliphant responded that any of the approved cases would be allowed to remain in place provided there are no violations of the regulations in effect at the time of approval and that an annual permit is maintained. The special use is only valid for the owner and the particular property at the time of approval. Commissioner Scott said that he would like to recommend that modifications be made but to not rescind the regulations altogether. His desire would be to allow them as a permitted use instead of a special use as long as there are underlying regulations in effect. Additional discussion ensued with the Commission understanding the Council's stance on this and hoping that the consideration of modifications could be contemplated in the future.

There was no additional discussion and on roll call the vote was:

Ayes: 0

Nays: 5 Burdette, Fischer, Milot, Rodriguez, Scott

Motion carried.

Commissioner/Staff  
Comments

Staff noted that there are several cases scheduled for the September meeting.

Adjournment

At 6:53 p.m., Commissioner Milot moved and Commissioner Scott seconded to adjourn.  
Motion carried unanimously by voice vote.

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Valeri Brod, City Clerk