

**CITY OF WASHINGTON, ILLINOIS**  
Planning and Zoning Commission Meeting  
Wednesday, February 3, 2021  
Five Points Washington Banquet Room at 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 6:34 p.m. in a banquet room in Five Points, Washington

Roll Call                              Present and answering roll call were Commissioners, Mike Burdette, Brian Fischer, Tom Reeder, Hans Ritter.

Also present was P & D Director Jon Oliphant, B & Z Supervisor Becky Holmes, City Administrator Ray Forsythe and City Clerk Valeri Brod.

Appv min 10/7/20  
PZC meeting as  
presented                      Commissioner Reeder moved and Commissioner Ridder seconded to approve the minutes of the October 7, 2020 Planning and Zoning Commission.

Motion carried unanimously by voice vote.

Case: Cedar Lakes  
Subdivision  
Preliminary Plat                      Cedar Lakes Subdivision Preliminary Plat – A public hearing was opened for comment at 6:36 p.m. on the request of Sam LaHood on behalf of Joe LaHood who proposes to subdivide two parcels of property, totaling 19.38 acers into seven residential lots ranging in size from 2 - 3.12 acres.

Planning and Zoning Director, Jon Oliphant provided a brief overview of the request. He noted that it is zoned R-1 and is outside of city limits but within our 1.5-mile extraterritorial planning jurisdiction. They are proposing to subdivide the 19.38 into seven lots that are 2 - 3.1 acres each. These lots will use well and septic. They are requesting an allowance of a private street due to the location and their desire for most or all the lots to be used by LaHood family and close friends. They are also requesting an allowance to create a dead-end street longer than 600 feet. The final street length will be approximately 1,400 feet. It was also noted that in this case there are no streets to the South or West that can provide a connection.

Petitioner Comments: Sam LaHood, present in the audience, shared that most lots were allocated to family with lot number seven as an extra lot that could be added later but will be undeveloped two acres. Mr. LaHood shared that the back part of the proposed subdivision is the most desirable due to creeks and trees and if the street were shortened, the area might not be as nice.

Public Comments: None

Close Public Hearing      At 6:41 the public hearing was closed.

Commissioner Ritter moved and Commissioner Reeder seconded to approve the Cedar Lakes Preliminary Plat.

Commissioner Comments: Commissioner Ritter clarified that this will be a private road not maintained by the Township Road Commissioner. Commissioner Fischer stated that anyone can propose a private road however, what if they decide to sell it later. Mr. Oliphant shared that it is not our responsibility unless the property would be annexed into the City. He also noted that there are very few private roads within the City but noted that they are desirable in certain locations and it does cut down on public maintenance. Commissioner Fischer asked if Paris Lane is public or private. Mr. Oliphant confirmed that it is public. Commissioner Fischer asked if a private road had any requirements in paving or rock and size. Mr. Oliphant shared that even though it is private, public safety vehicles have to get to them in the event of an emergency and a private road would follow the normal regulations of being 24 feet wide. Commissioner Burdette stated that there isn't a benefit from property taxes however we would have the responsibility. Commissioner Fischer noted that the person who would own lot H in the neighboring subdivision could join this road in the future. Commissioner Burdett noted that the lots adjacent to this property are probably already full. Mr. Oliphant asked Mr. LaHood to clarify the road ownership. Mr. LaHood shared that as an owner of a lot, the road will be a public parcel and each home owner will own a portion of the parcel/road and that each owner understands that they are all sharing in the road costs. They will also have a domestic water well that will be owned together. He noted that they plan to do a full legally binding recording document, showing ownership and shared ownership

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

Ayes: 4    Burdette, Fischer, Reeder, Ritter

Nays: 0

Motion carried.

Commissioner/Staff      Mr. Oliphant shared information about the comprehensive plan. Commissioner Fischer  
Comments                      asked how the input will be solicited. Mr. Oliphant shared that they were drawn to  
team because they are known for public engagement and they will develop an app to  
gain input.

Adjournment                      At 6:52 p.m. Commissioner Reeder moved and Commissioner Fischer seconded to  
adjourn. Motion carried unanimously by voice vote.

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Valeri L. Brod, City Clerk