

CITY OF WASHINGTON, ILLINOIS

Planning and Zoning Commission Meeting

Wednesday, December 1, 2021

Washington District Library Meeting Room in Five Points - 380 N. Wilmor Road
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 the library meeting room in Five Points, Washington, with a quorum present.

Roll Call

Present and answering roll call were Commissioners, Burdette, Milot, Reeder, Ritter, and Williams

Absent were Commissioners Rodriguez and Scott

Also present was P & D Director Jon Oliphant, Planner Aaron Paque and City Clerk Valeri Brod

Approval of the minutes for 9/1/21

Commissioner Ritter moved and Commissioner Milot seconded to approve the minutes of the September 1, 2021 Planning and Zoning Commission meeting.

Motion carried unanimously by voice vote.

Item A

Public Hearing: Request to Rezone 501 School Street from AG-1 to R-1

A public hearing was opened for comment at 6:31 p.m. on request by Mike Cochran on behalf of Harry and Georgette Williams to Rezone 501 School Street from AG-1 to R-1. Publication was made of the public hearing notice, and there were no "interested parties" registered.

Planning and Zoning Director Jon Oliphant gave a brief overview of the request noting the following: The committee previously approved a private street in this location at the September meeting. The house on this property was constructed in 1996. The current AG-1 designation would allow for a subdivision however the size of the required lots is not feasible in this area. It was noted that other areas near this proposed property are commercial.

Petitioner comments: Mike Cochran was present to answer questions. None were given.

Public comments: None provided at this time.

At 6:34 p.m. the public hearing was closed.

Commissioner Reeder moved and Commissioner Ritter seconded to approve.

Commissioner comments: Commissioner Milot asked for clarification regarding the accessibility of the new street. Mr. Oliphant shared that all but two of the proposed lots would gain access from the new street. Commissioner Milot asked if this portion of School Street is the City's or State's responsibility. Mr. Oliphant stated that it is a City road then transitions to a township road. Commissioner Milot asked for clarification regarding the proposed retention basin, Mr. Cochran said there is the desire to include one in the plan and an engineer will help develop the basin once it is reviewed. Commissioner Reeder asked if this area utilizes City sewer and water. Mr. Oliphant verified that it does.

On roll call the vote was:

Ayes: 5 Burdette, Milot, Reeder, Ritter, and Williams

Nays: 0

Motion carried.

Item B

*Chapters 53 and 152
Code Text Amendment*

A public hearing was opened for comment at 6:37 p.m. on request to amend the text for Chapters 53 and 152 of the City Code. Publication was made of the public hearing notice, and there were no “interested parties” registered.

Planning and Zoning Director Oliphant gave a brief overview of the request noting the following: Mr. Oliphant shared that this has been in discussions, concerning landowners and easements that contain stormwater maintenance. He stated that the current language doesn’t clarify “vegetative cover” and “maintenance” and this will add clear language as to who is responsible for those areas. Mr. Oliphant noted that the landowner would be responsible for maintaining stormwater easements on their property. He also noted that language doesn’t change in regards to non-single family residential developments. Mr. Oliphant explained that this added a provision that digital copies of the final plats will be provided to the City for the upload of plans.

Commissioner comments: Commissioner Ritter and Mr. Oliphant discussed briefly the length of time residents are notified of maintenance issues, the response time of the City and what steps the City takes to mitigate issues. Commissioner Milot clarified that an easement would be included on a plat and the importance to maintain and not construct on a stormwater easement. Mr. Oliphant shared that the City had a recent issue with the lack of maintenance on an easement but the language in the current code did not help the City enforce it. Commissioner Milot stated that a stormwater easement is usually very clear but wondered if anyone does not know they have one to maintain. Mr. Oliphant shared that an easement would usually be disclosed as part of their title when they close on a property. Mr. Oliphant noted that every property is held to the same standard of grass/weeds height of eight inches but an easement that is retaining water would be hard to mow and grass may get higher. Commissioner Milot and Planner Aaron Paque briefly discussed how the City would not grant permits allowing residents to build structures within an easement. Mr. Oliphant noted that utility easements can allow the construction of a fence, however, the property owner is made aware that it may be removed by a utility company needing access to that area.

Public comments: None provided

On roll call the vote was:

Ayes: 5 Burdette, Milot, Reeder, Ritter, and Williams

Nays: 0

Motion carried.

Old Business

Mr. Oliphant shared that there will be an open house on December 16th from 4pm-7pm in a banquet room for review of the Comprehensive Plan.

*Commissioner/Staff
Comments*

None was provided.

Adjournment

At 6:47 p.m. Commissioner Milot moved and Commissioner Reeder seconded to adjourn.
Motion carried unanimously by voice vote.

