

CITY OF WASHINGTON, ILLINOIS

Planning and Zoning Commission Meeting

Wednesday, May 3, 2023 at 6:30 P.M.

Meeting Room in Washington Library in Five Points - 380 N. Wilmor Road, Washington

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. A quorum was established.

Roll Call *Present:* Commissioners Burdette, Milot, Reeder, Ritter, Scott and Williams
Absent: Commissioner Shelton
Also present: Planning and Development Director Oliphant, Planner Paque and City Clerk Brod

Approve Minutes Commissioner Milot motioned, and Commissioner Ritter seconded to approve the meeting minutes from the March 1, 2023, as presented. Motion carried by voice vote.

Public Comments None provided.

Public Hearing
Item A: Request by Monical Pizza Corp., to Rezone 1901 Stoneway Dr., from I-1 to C-2

At 6:31 p.m., Commissioner Burdette opened the public hearing to consider a request by Monical Pizza Corporation to Rezone 1901 Stoneway Drive from I-1 to C-2. Mr. Oliphant shared that Brownstone Business Park was platted in 1995. It was originally zoned to house a machine works business which was not built. Mr. Oliphant explained that each lot has water and sewer and is shovel ready and Boley Tool and Machine Works owns the area. Mr. Oliphant shared that Monical's Pizza has been in the Cherry Tree Shopping Center for about 40 years and their current lease expires in 2026. They would like to have this development complete prior to their lease expiration. Approving this rezoning would allow a free-standing store with the flexibility to add a drive-thru window. Mr. Oliphant also shared that much of the Cumming's corridor is zoned C-2 or C-3 and feels that it makes sense to have a tax providing business in this location.

Janel Reams, president of Monical's pizza was present and shared that the Washington Monical's is very near and dear to her heart. She shared that she is from Washington and her first job was at Monical's. She is excited to be able to give back to this community and feels fortunate to be part of the company in a different role.

Chip Roreman, the architect for the development, is looking forward to enhancing the Washington location. He stated that the pandemic increased pick-up window business and it is more convenient for customers. He noted that it is easier to use a pick-up window for those with small kids. He shared that he was the architect for the present location, and it has been remodeled a few times. He shared that it needs another remodel, and they would like to build new at this time. He also noted that the pick-up window is not an ordering window and they will continue to deliver food.

At 6:38 Commissioner Burdette closed the Public Hearing. Commissioner Milot motioned to accept the request; Commissioner Williams seconded.

Chairman Burdette stated that this seems like an appropriate change.

On roll call the vote was:

6 Ayes: Burdette, Milot, Reeder, Ritter, Scott and Williams

0 Nays:

Motion carried.

Public Hearing
Item B: Sidewalk Gap Construction Subdivision Code Amendment

At 6:38 Commissioner Burdette opened the public hearing to provide details regarding the Sidewalk Gap Construction Subdivision Code Amendment. Mr. Oliphant shared that City Code Chapter 152 contains information about the City's sidewalk replacement reimbursement program and noted City Council approved an amendment to the program in Chapter 98 in March of 2023. He also stated that City Code contains language allowing to construct sidewalks in subdivisions where sidewalks have not yet been constructed and this will reduce gaps in the

sidewalks between properties. He shared that this request will simply clarify the code by moving the Code from Section 152.022 to Section 98.155.

At 6:40 Commissioner Burdette closed the public hearing. Commissioner Scott feels that it makes sense to clarify the Code. Commissioner Milot noted that this is currently in the Code and clarified that this is just transferring the Code. Mr. Oliphant stated that the public hearing is a requirement to make any change to that chapter.

Commissioner Ritter motioned to accept the request; Commissioner Scott seconded.

On roll call the vote was:

6 Ayes: Burdette, Milot, Reeder, Ritter, Scott and Williams

0 Nays:

Motion carried.

New Business Mr. Oliphant stated that there will be a June meeting. Mr. Paque noted that he has received a variance request.

**Commissioner/Staff
Comments** None were provided.

Adjournment At 6:42 p.m. Commissioner Milot moved; Commissioner Reeder seconded to adjourn.
Motion carried by voice vote.

Valeri L. Brod, City Clerk