

CITY OF WASHINGTON, ILLINOIS

Planning and Zoning Commission Meeting

Wednesday, August 13, 2025, at 6:30 P.M.
At Five Points - 360 N. Wilmor Road, Washington

Call to Order Chairman 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 Brecklin, Burdette, Collins, Milot, Reeder, and Scott
Absent: Commissioner Shelton
Also present: Planning and Development Director Oliphant, Building and Zoning Coordinator Boyer and Deputy City Clerk Anderson

Approve Minutes *Commissioner Scott motioned to approve the minutes of the July 2, 2025 meeting; Commissioner Milot seconded.*
Motion passed by voice vote.

Public Comments None provided.

Public Hearing At 6:31 p.m., Commissioner Burdette opened the public hearing to consider the proposed special
Variance request of Our Savior Lutheran Church to allow an electronic message board use request of Katie and Kevin Beale to operate a non-owner-occupied short-term rental located at 301 S. Main Street.

Planning and Development Director Jon Oliphant shared that staff received a request from Katie and Kevin Beale to operate a residential non-owner-occupied short-term rental at 301 S. Main Street located on the southeast corner of South Main and Holland. He explained that the property is small at less than one tenth of an acre, zoned R-1A (single family residential), and meets the short-term rental regulations per the ordinance approved by the council last year. He added that staff completed the required inspection ensuring the structure doesn't pose life or public safety risk to occupants and added that staff recommends approval for special use.

Katie Beale shared that the rental use will likely be short lived dependent upon possible family use of the property. They don't anticipate high use of the rental or that neighbors will notice any change. Lawn care will remain the same. She added that she's happy to answer any questions. Commissioner Burdette asked if it would be a one family rental and Katie clarified it's a one-bedroom property. Commissioner Scott and Planning and Development Director Oliphant referenced the .08 acre and significantly small size of the lot. It was confirmed there is no structure close to the home.

At 6:35 p.m., Commissioner Burdette closed the public hearing.

Commissioner Milot motioned to accept the request; Commissioner Reeder seconded.

On roll call the vote was:

6 Ayes: Brecklin, Burdette, Collins, Milot, Reeder, and Scott

0 Nays:

Motion carried.

New Business Staff clarified that there will be a September Planning & Zoning Commission meeting.

Commissioner/Staff Comments None provided.

Adjournment *At 6:36 p.m. Commissioner Reeder motioned to adjourn; Commissioner Brecklin seconded.*
Motion carried by voice vote.

Lisa Anderson, Deputy City Clerk