

# CITY OF WASHINGTON, ILLINOIS

## Planning and Zoning Commission Meeting

Wednesday, December 3, 2025, at 6:30 P.M.  
At Five Points - 360 N. Wilmor Road, Washington

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**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, Cohen, Collins, Milot, Reeder  
*Absent:* Commissioner Scott  
*Also present:* P&D Director Oliphant, Building Zoning Coordinator Boyer and City Clerk Brod

**Approve Minutes** *Commissioner Collins motioned; Commissioner Reeder seconded to approve the minutes of the November 5, 2025, meeting to include an amendment to remove the last sentence under Commissioner/Staff Comments. Motioned passed by voice vote.*

**Public Comments** None provided.

**New Business** P&D Director Oliphant presented the preliminary plat for Mallard Crossing Section 5, which would be the final phase of the subdivision that began more than 20 years ago. This section will connect to Sections 3 and 4 at the ends of Labrador Way and Wigeon Place. The proposed plat includes 30 single-family lots, which is a reduction of one lot. The change was made to accommodate a model home requiring 69-foot lot widths. The plat remains consistent with the previously approved plan. The developer anticipates beginning construction in the spring, with roads likely paved in 2027 and buildout approvals targeted for mid-summer.

*Preliminary Plat -  
Mallard Crossing  
Section Five*

P&D Director Oliphant introduced a new mapping tool, ArcGIS Urban, to provide an analysis of projected impacts, including estimated population growth and property tax revenue. Using an estimate of three people per household, this development is projected to add approximately 90 residents. It was noted that this estimate is slightly conservative compared to local census averages. Discussion included potential school impacts and confirmation that the request met approval requirements, similar to prior subdivision cases.

*Commissioner Brecklin motioned; Commissioner Reeder seconded to approve.*

Ayes: Brecklin, Burdette, Cohen, Collins, Milot, Reeder

Nays:

Motioned passed by roll call vote.

**New Business** No new business was presented.

**Comm'r/Staff Comments** P&D Director Oliphant welcomed newly appointed Commissioner Nick Cohen to the PDC and noted that no agenda items are currently scheduled for January. He also shared that approved EDC meeting minutes are included in the agenda packet for the record.

**Adjournment** At 6:39 p.m. Commissioner Milot motioned to adjourn; Commissioner Brecklin seconded.  
Motion carried by voice vote.

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Valeri L. Brod, City Clerk