

**CITY OF WASHINGTON
PLANNING AND ZONING COMMISSION MEETING
LIBRARY MEETING ROOM – FIVE POINTS WASHINGTON
WEDNESDAY, JULY 6, 2016
6:30 P.M.**

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES – June 8, 2016 regular meeting**
- 4. NEW BUSINESS**
 - A. Public Hearing: Special Use Request of Raymond Poe to permit a daycare facility in a C-2 Zoning District at 26 Washington Plaza
 - B. Preliminary Plat: Summit Estates, Section Two
- 5. COMMISSIONER'S COMMENTS**
- 6. STAFF COMMENTS**
- 7. ADJOURNMENT**

**CITY OF WASHINGTON, ILLINOIS
RESCHEDULED PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, JUNE 8, 2016
WASHINGTON DISTRICT LIBRARY
380 N. WILMOR ROAD – 6:30 P.M.**

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 meeting room at Washington District Library.

Call to Order

Present and answering roll call were Commissioners, Rich Benson, Mike Burdette, Brian Fischer, Louis Milot, and Doug Weston. Tom Reeder and Steve Scott were absent.

Roll Call

Also present was P & D Director Jon Oliphant, B & Z Supervisor Becky Holmes, and City Clerk Pat Brown.

Commissioner Weston moved and Commissioner Milot seconded to approve the minutes of the May 3, 2016 Planning and Zoning Commission meeting as presented.

Appv min 5/3/16 PZC meeting as presented

Motion carried unanimously by voice vote.

Case No. 060816-V-1 – A public hearing was opened for comment at 6:30 p.m. on the request of Roger Hartter for a side yard variance at 511 Monroe Street. Publication was made of the public hearing notice, and there were no “interested parties” registered.

Public Hearing: side yard variance request, Roger Hartter, 511 Monroe St.

B & Z Supervisor Holmes gave a brief overview of the side yard variance request noting the following: the petitioner is requesting a 4’ side yard variance in order to allow for the replacement of a carport; and the side yard requirement is 5’.

Petitioner comments: Mr. Hartter shared that the existing carport has been on the property for 30 years and is in need of replacement. He shared that the new carport would follow the same slope as the house and he is planning to side the house and existing garage and would like to do everything at the same time.

Public comments: None present.

At 6:32 p.m. the public hearing was closed.

Close Public Hearing

Commissioner Milot moved and Commissioner Benson seconded to approve the variance requests as presented.

Approve Case No. 060816-V-1, side yard variance request

Commissioner comments: A brief discussion ensued on the layout of where structures are currently located on the property. Mr. Hartter shared that he has had his property surveyed and pinned so he is aware of where his property lines are.

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

Ayes: 5 Weston, Fischer, Burdette, Benson, Milot

Nays: 0

Motion carried.

Findings of Fact -- application was made by owners of property; fees were paid; property is zoned R-1; 4’ side yard variance request to allow a replacement carport to encroach into the side yard setback. A public hearing was held on Wednesday, June 8, 2016, all present were given the opportunity to be heard; there were no ‘interested parties’; there were no objections to the granting of the variance; property cannot yield a reasonable return as it currently has a carport in this location; plight of the owner is due to unique circumstances as the property is exceptionally narrow; and character of the neighborhood would not be changed as the replacement carport would not encroach any further into the side yard as the current carport.

Finding of Facts

Case No. 060816-V-2 – A public hearing was opened for comment at 6:37 p.m. on the request of Roger Hartter for a distance between structures variance at 511 Monroe Street. Publication was made of the public hearing notice, and there were no “interested parties” registered.

Public Hearing: distance between structures variance request, Roger Hartter, 511 Monroe St.

B & Z Supervisor Holmes gave a brief overview of the distance between structures variance request noting the following: the petitioner is requesting a 6’ distance between structures variance in order to allow for a room addition at the rear of the existing residence; and the distance between structures requirement is 10’.

Petitioner comments: Mr. Hartter shared that he would like to remove his current 8x12 deck and replace it with an 8x12 room addition with a crawl space. He shared that he currently does not have any underground protection from storms and after researching various options found that a room addition with a crawl space shelter offered him the best solution.

Public comments: None present.

At 6:41 p.m. the public hearing was closed.

Close Public Hearing

Commissioner Fischer moved and Commissioner Benson seconded to approve the variance requests as presented.

Approve Case No. 060816-V-2, distance between structures variance request

Commissioner comments: Commissioner Burdette asked if putting in a basement would be an option and Mr. Hartter shared with the drainage issues he has in the rear yard it would not be an option. Commissioner Milot asked about the placement of the addition and if the location he

Approve Case No. 060816-V-2, Cont.)	<p>selected was because it meshes better with the existing footprint and Mr. Hartter replied that it was. He shared that if he were to move it to meet the 10' he would not be able to use the same doorway and would have to install an angled doorway to make it work.</p> <p>There was no additional discussion and on roll call the vote was: <u>Ayes: 5</u> Burdette, Milot, Weston, Benson, Fischer <u>Nays: 0</u> <u>Motion carried.</u></p>
Finding of Facts	<p><u>Findings of Fact</u> – application was made by owners of property; fees were paid; property is zoned R-1; 6' distance between structures variance request to allow a room addition to encroach into the distance between structures setback. A public hearing was held on Wednesday, June 8, 2016, all present were given the opportunity to be heard; there were no 'interested parties'; there were no objections to the granting of the variance; property cannot yield a reasonable return because most homes have shelter from storms; plight of the owner is due to unique circumstances as the property is exceptionally narrow; and character of the neighborhood would not be changed as most properties in the block have accessory structures less than 10' from the principal structure.</p>
Public Hearing: zoning code amendments, corner lot definition and fencing in commercial districts	<p>A public hearing for the purpose of hearing comment pertaining to proposed amendments to the Zoning Code for the purpose of adding/deleting text was opened for comment at 6:47 p.m.</p> <p>P & D Director provided the following information in regards to corner lot definition: 1) currently any corner lot has two front yards adjacent to a street; 2) there has been some discrepancy as to how the side and rear yard is determined; 3) the proposed amendment would allow for the builder or owner to claim where the side and rear yard is upon submittal of the site plan as part of the building permit; and 4) the proposed amendment should provide both flexibility and clarity for all parties as well as allow for better site design that also keeps the building footprints in character with surrounding structures. He provided the following information in regards to fencing in commercial districts: 1) currently there is nothing in the City's code that addresses the height of fencing in commercial districts; 2) historically we have used the same height restriction as residential districts which is 6'; and 3) the proposed amendment would match what is currently in the City's landscaping code and add a 7' fence height restriction in commercial districts.</p> <p>Public comments: None.</p>
Close Public Hearing	At 6:52 p.m. the public hearing was closed.
Recommend approval of zoning code text amendments	<p>Commissioner Milot moved and Commissioner Weston seconded to recommend approval of the zoning code amendments as proposed.</p> <p>Commissioner's Comments: Commissioner Fischer shared his concern with the corner lot definition where we could lose discretion in making the front yard determination. P & D Director Oliphant indicated that even with the rear yard being declared by the builder and/or homeowner at site plan submittal, we would not lose discretion with the determination.</p> <p>Commissioner Milot asked if the commercial district fence height is at least 7' and P & D Director Oliphant replied it is an up to 7' with no minimum. Commissioner Fischer asked if homeowners ever complain about higher fencing and Commissioner Weston shared that the residents next to the gas station on Peoria Street wanted a higher fence to buffer the commercial property. P & D Director Oliphant shared that commercial going next to residential would require a buffer today.</p> <p>There was no additional discussion and on roll call the vote was: <u>Ayes: 5</u> Fischer, Burdette, Benson, Weston, Milot <u>Nays: 0</u> <u>Motion carried.</u></p>
Public Hearing: subdivision code amendment, water service lines	<p>A public hearing for the purpose of hearing comment pertaining to a proposed amendment to the Subdivision Code for the purpose of adding/deleting text was opened for comment at 7:05 p.m.</p> <p>P & D Director provided the following information: 1) a discrepancy was discovered recently in regards to the type of piping allowed for a water service line between Chapter 152.030(G) in the Subdivision Code and Chapter 50.18 in the Combined Waterworks Sewerage System Code; 2) Chapter 152.030(G) only allows for copper water tube type K to be used and Chapter 50.18 allows for both copper water tube type K and polyethylene plastic tubing; and 4) the proposed text amendment would tweak Chapter 152.030(G) to allow for the polyethylene plastic tubing as well to provide for consistency with the City's Code of Ordinances.</p> <p>Public comments: None.</p>
Close Public Hearing	At 7:06 p.m. the public hearing was closed.
Recommend approval of subdivision code text amendment	<p>Commissioner Milot moved and Commissioner Fischer seconded to recommend approval of the subdivision code amendment as proposed.</p> <p>There was no additional discussion and on roll call the vote was: <u>Ayes: 5</u> Burdette, Benson, Weston, Fischer, Milot <u>Nays: 0</u> <u>Motion carried.</u></p>

P & D Director Oliphant shared that the Planning & Zoning Commission has been asked to discuss whether there is any desire to consider smaller or narrower lots for single-family higher density housing in the city. Following are generalized comments on the topic as noted: 1) how higher density housing affects school districts; 2) having new affordable housing as well as older affordable housing; 3) not overlooking the trend where people are downsizing where it is a lifestyle issue and not just a zoning issue; 4) concern with creating an area or special zoning classification that would allow higher density housing as opposed to looking at ways to integrate it into existing areas; 5) concern with small lots and houses all looking the same; 6) how it could offer diversity in our community; 7) more density means more load on services; and 8) how higher density housing is looked at as part of developing the City's W223 property. Following discussion, the Commission expressed their desire to take a closer look at higher density housing and the types that other communities are doing for future consideration.

Discussion --
narrower/smaller lot
residential

P & D Director Oliphant shared that the Planning & Zoning Commission has been asked to discuss a proposed amendment to our current signage regulations in order to allow for taller and larger off-premise signs. He shared that Sleep Inn has proposed replacing their existing 8'x8' small billboard sign at the southwest corner of US Route 24 and N. Cummings Lane with a new sign that would be 50' in height with a 17'x17' sign face with a 15'x15' LED panel. He went on to share the following: 1) only a small billboard is allowed at this location according to code; 2) billboards are classified as small or large within the zoning code depending on their locations; 3) billboards are only allowed along corridors where the maximum permissible speed is 55 mph; and 4) IDOT regulations are that off-premise signs on the same side of their corridor must maintain a 300' setback from each other, which would mean proposed new signage would have to move west from the current location to meet the 300' setback from Ufiring billboard. Following a brief discussion, the Commission was not favorable to making changes to the current sign regulations.

Discussion -- small
billboards

None.

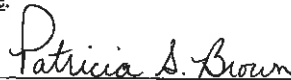
Commissioner Comments

P & D Director Oliphant shared that there will be a meeting next month on a special use request.

Staff Comments

At 7:39 p.m. Commissioner Milot moved and Commissioner Weston seconded to adjourn.
Motion carried unanimously by voice vote.

Adjournment



Patricia S. Brown, City Clerk

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

301 Walnut St. · Washington, IL 61571

Ph. 309-444-1135 · Fax 309-444-9779

<http://www.washington-illinois.org>

joliphant@ci.washington.il.us

MEMORANDUM

TO: Chairman Burdette and Planning & Zoning Commission
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: Public Hearing – Raymond Poe, #26 Washington Plaza
DATE: June 23, 2016

Raymond Poe has submitted a special use request to establish a daycare facility at #26 Washington Plaza. The property is zoned C-2 (General Retail) and day care facilities are identified as special uses in all commercial zoning classifications. A zoning map is attached. The facility would be leased to Washington Kids Academy, LLC.

The space in the middle building is approximately 15,000 square feet and is the largest space on the property. Washington Plaza underwent a dramatic reconstruction a few years ago and there are only a few vacancies left. Mr. Poe has indicated that the daycare would meet all of the requirements of the Illinois Department of Children and Family Services (DCFS) for its design and construction. The space will be able to hold a maximum of 185 kids ranging in age from 6-weeks-old to 6-years-old. The facility will be designed as an ancillary use to accommodate children up to 12-years-old in order to provide before- and after-school care to working parents in the area.

Washington Plaza contains a mix of office and retail uses. The properties with frontage on IL Route 8 in Sunnyland are primarily commercial, institutional and residential uses. The proposed use does not appear to be detrimental to the public's health, safety, or general welfare nor would it diminish property values or the use and enjoyment of properties in the vicinity. It would bring additional traffic to the shopping center and it would be 92% occupied if the use is approved.

The only condition to consider would be the need to have a fenced outdoor play area. DCFS requires that there is a minimum of 75 square feet of safe outdoor area per child for the total number of children using the area at any one time. Mr. Poe has indicated that such an area will be included on the east end of the building. DCFS further requires that the play area be arranged so that all areas are visible to daycare staff at all times and that protective surfaces be provided in areas where climbing, sliding, swinging, or other equipment from which a child might fall is located. Based on all of these factors, staff would recommend that the special use request be approved provided that all DCFS licensing conditions are met.

A public hearing has been scheduled on this topic at the July 6 Planning and Zoning Commission meeting.

Enclosures

CITY OF WASHINGTON, ILLINOIS
APPLICATION FOR SPECIAL USE

To have a complete application for a special use, you must submit the following:

- Signed and completed application
- Plat showing subject property and all adjacent properties - See below for plat requirements
- Ownership documentation (lease, deed, mortgage, etc.)
- Accurate legal description obtained from the Warranty Deed
- Application fee of \$100 payable to the City of Washington

Address or location of property: #26 WASHINGTON PLAZA, WASHINGTON, IL

Property Tax ID (PIN) number: 02-02-20-207-008

Current zoning classification of the property: COMMERCIAL

Current use of the property: RETAIL - MIXED

What is the Special Use for? DAYCARE USE

How will you meet other requirements of the zoning code (such as parking or landscaping, if applicable)?

WE ARE IN COMPLIANCE WITH PARKING

Name of Applicant: RAYMOND ROE Phone Number of Applicant: 312-493-5400

Address of Applicant: 7929 E CRESTWOOD WAY, SCHICAGO, IL 60625

Owner of Property: SUNNYLAND DEVELOPMENT PARTNERS LLC

Address of Owner: 7929 E. CRESTWOOD WAY

I would like to receive correspondence by: ☐ Mail ☒ Email Email address: RAYMONDROE6@AOL.COM

PLAT REQUIREMENTS: Your special use plat must show:

- Building or site plan layout and locations of proposed special uses, including square footage
- Adjacent properties, rights-of-way, streets, roads, railroads, waterways, and other physical features

PUBLIC HEARING: Your case will be referred with staff's recommendation to the next regularly scheduled Planning and Zoning Commission meeting for a public hearing. The Planning and Zoning Commission meets the first Wednesday of every month at 6:30 p.m. at the Washington District Library meeting room at 380 N. Wilmor Road. At the Planning and Zoning Commission meeting, you will present your request. A special use cannot be recommended by the Planning and Zoning Commission unless the Commission finds, based upon the application and evidence presented at the public hearing, that all of the following conditions have been met:

1) The special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; 2) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity, or substantially diminish or impair property values; 3) The special use will not impede development of surrounding property; 4) Adequate utilities, access roads, drainage, or necessary facilities will be provided; 5) Adequate ingress and egress provided to minimize traffic congestion in public streets; 6) The special use will conform to all other application regulations of the zoning district; and 7) If the special use would not otherwise be acceptable, the Planning Commission may recommend certain conditions be met to make the use acceptable, such as, but not limited to: landscape screening or fencing, specific hours of operation, night lighting or lighting restrictions, parking area requirements, signage restraints, outdoor storage limitations.

Certification: To the best of my knowledge, the information contained herein, and on the attachments, is true, accurate, and correct, and substantially represents the existing features and proposed features. Any error, misstatement, or misrepresentation of material fact or expression of material fact, with or without intention, shall constitute sufficient grounds for the revocation or denial of the proposed Special Use.

Signature of Applicant: _____

Date: 6/6/11

Signature of Owner: _____

Date: 6/6/11

After receiving a completed application, the City Clerk will file notice of your request with the local newspaper and with the adjoining property owners. If you have any questions, please contact Jon Oliphant, Planning & Development Director at (309) 444-1135.

FOR OFFICE USE ONLY Case No.: _____

Plat Submitted? Y / N Date: _____

Documentation of Authority Submitted: _____

Commission Action: _____

Fee Paid? Y / N / N/A Amount: _____ Date: _____

Landscaping Plan Submitted? Y / N / N/A Date: _____

Date to go before the Planning and Zoning Commission: _____

Ordinance Review: (first reading) _____ (second reading) _____

**CITY OF
WASHINGTON
TAZEVELL COUNTY, ILLINOIS**

**OFFICIAL MAP
OF
ZONING DISTRICTS**

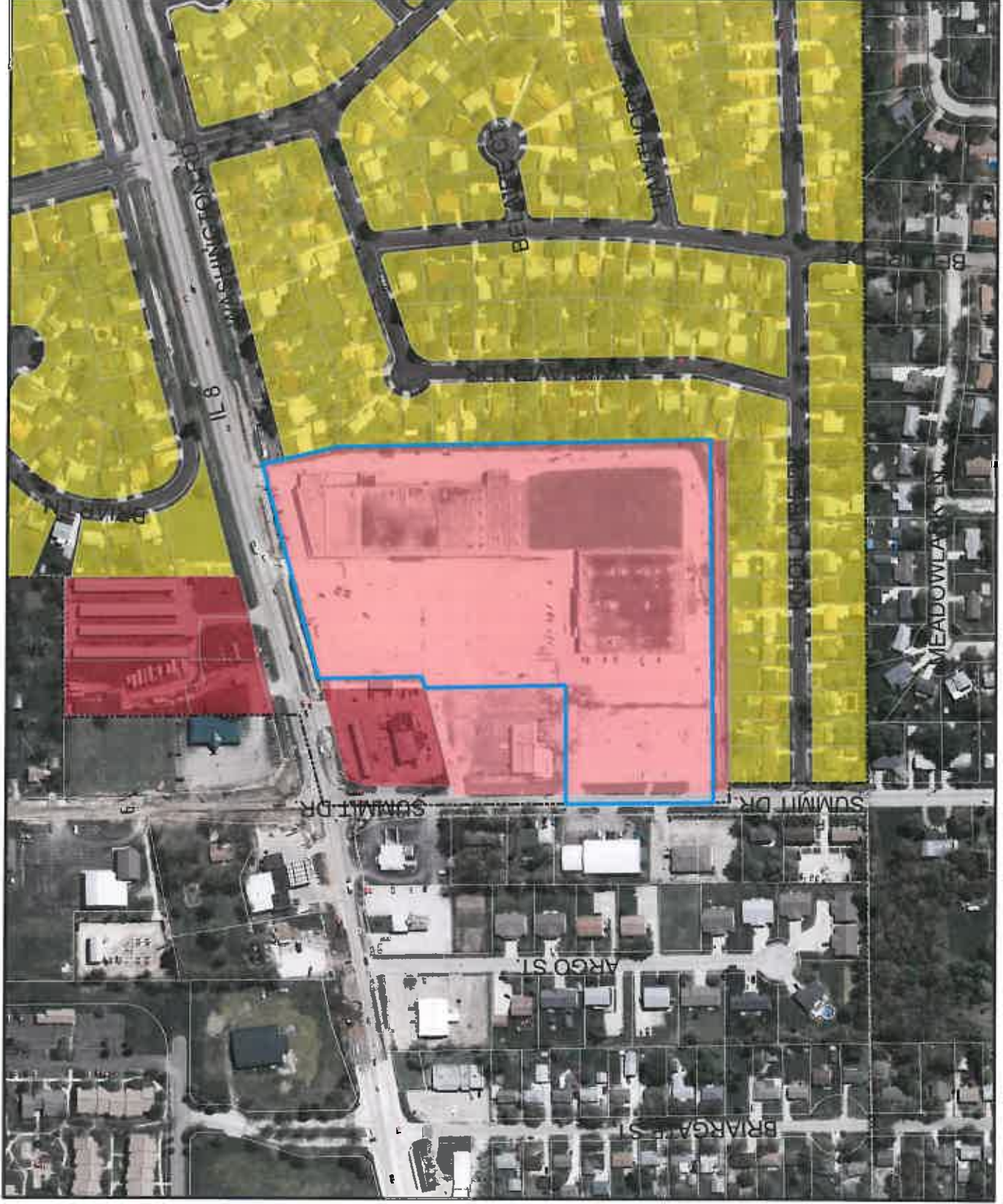


Legend

AG-1 (Agriculture)	CE (Country Estates)
R-1A (Single Family Residential)	R-1 (1-2 Family Residential)
R-2 (Multifamily Residential)	C-1 (Local Retail)
C-2 (General Retail)	C-3 (Service Retail)
I-1 (Light Industrial)	I-2 (Heavy Industrial)



Prepared for the City of Washington
Department of Planning and Development
Project: June 27, 2018





TOTAL AREA OF BUILDINGS
124,507 SF
1 PARKING SPACE/400 SF
NEED A MINIMUM OF 312 PARKING SPACES
PROJECT HAS 316 PARKING SPACES.

<u>PARKING PROVIDED</u>	306 SPACES
STANDARD	12 SPACES
HANDICAPPED	318 SPACES

ZONING EXHIBIT PLAT

SUNNYLAND PLAZA AUSTIN ENGINEERING CO., INC. OFFICE 5000 N. FARMERS

[illegible]

CITY OF WASHINGTON

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MEMORANDUM

TO: Chairman Burdette and Planning and Zoning Commission
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: Summit Estates Section 2 Preliminary Plat
DATE: June 27, 2016

Attached is a preliminary plat for Summit Estates Section 2. It is located outside of our city limits but within our 1.5-mile extraterritorial planning jurisdiction. Summit Estates Section 1, which is immediately north of the subject property and was developed by Billy Mantle of Rudy's Concrete Construction, was subdivided in 2006.

Mr. Mantle previously received approval by the Planning and Zoning Commission to waive the requirement that each residential lot have a minimum width of at least 60 feet at the right-of-way line. S. Summit Drive only has 40 feet of right-of-way and the cost to extend and widen the road to modern standards would likely not be economically feasible for two rural residential lots.

Two residential lots of approximately 2.36 and 4.85 acres apiece plus an individual 0.64-acre lot for a cell tower on the southwest corner of the property would be created through this subdivision. Lot 1 would have access from Mickel Parkway and Lot 2 would have access from Summit. Lot 3, which would contain the cell tower, would have access from Summit through a proposed private ingress/egress easement. Lot 1 would be served by Northern Tazewell water and Sundale Utilities sewer while Lots 2 and 3 would be on well and septic. Other than the previously granted waiver to allow the reduced lot width for Lot 2, this plat meets the subdivision code standards. It also satisfies the County's zoning code regulations. While this is a minor subdivision, it does not meet any of the stipulations that allows for staff approval through the Plat Act.

As a result, **staff would recommend approval of the preliminary plat for Summit Estates Section 2.** The Planning and Zoning Commission will hear this request at its meeting on July 6.

Attachments

CITY OF WASHINGTON, ILLINOIS

PRELIMINARY PLAT REVIEW CHECKLIST

NAME OF SUBDIVISION Summit Estates Section 2
OWNER OF SUBDIVISION Rudy's Concrete Construction
ADDRESS OF OWNER 604 Mickel Parkway
CITY Washington **State** IL **Zip** 61571
NAME OF PERSON COMPLETING THIS CHECKLIST Jon Oliphant
ADDRESS OF PERSON COMPLETING THIS CHECKLIST City Hall
CITY **State** **Zip**
TELEPHONE NUMBER
DATE OF SUBMITTAL OF THIS PRELIMINARY PLAT TO THE CITY 6/17/16

WHAT IS THE ZONING CLASSIFICATION OF THIS SUBDIVISION? County R-2

DO THE PROPOSED USES AND LOT SIZES PROPOSED IN THIS SUBDIVISION COMPLY WITH THE CITY'S ZONING CODE OR THE COUNTY'S ZONING CODE, AS APPLICABLE? Yes
IF NOT, WHAT ACTIONS ARE BEING MADE TOWARDS COMPLIANCE?

Complete the following checklist. Generally, items on the checklist will be checked under the "YES" or "N/A" (not applicable) column. Those items checked "YES" will be shown on the plat or on supporting documentation (construction plans, restrictive covenants, etc.), included with this submittal. For those items that are checked under the "NO" column, explain why this plat should be approved without those items, in the Letter of Request for Preliminary Plat Review.

<u>NO.</u>	<u>REQUIREMENT</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
1.	Application for Subdivision with Owner and Developer Identified.	X		
2.	15 copies of Preliminary Plat.	X		
3.	Submitted No Later Than the 15 th Day of the Month Prior to Planning and Zoning Commission Meeting.	X		
4.	Legal Description and Area of Subdivision.	X		
5.	Zoning On and Adjacent the Site, Including Identification of Non-residential Land Uses.	X		
6.	Names of Owners and Property Tax Identification Numbers of Adjacent Unplatted Land	X		
7.	Names of Adjacent Platted Subdivisions.	X		
8.	Topography On and Adjacent the Site with 2' Contours Based Upon State Plane Coordinates.	X		
9.	100-Year Flood Plain, Flood Hazard Areas, Water Courses and Wooded Areas.	X		

<u>NO.</u>	<u>REQUIREMENT</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
10.	Lot lines and Sizes, Block and Lot numbers and Minimum Building Setback Lines.	X		
11.	Easements On and Adjacent the Site, with Purpose, Location and Dimensions.	X		
12.	Streets and Roads On and Adjacent to the Site, Including Location, Name, and Right-of-Way Width.	X		
13.	Utilities On and Adjacent to the Site, Including Location and Size of Water, Storm and Sanitary Sewers, and Location of Gas, Electric, Telephone and Street Lights.	X		
14.	Existing and Proposed Locations of Storm Water Controls.	X		
15.	Registered Land Surveyor's Certificate.	X		
16.	Plat Officer's Certificate.	X		
17.	City Clerk's Certificate.			X
18.	Scale not Smaller than 100' Per Inch.	X		
19.	Title, North Arrow, and Date.	X		
20.	Restrictive Covenants, if any.		X	
21.	Certificate of Registration on File with City Clerk.	X		

FOR CITY OF WASHINGTON USE ONLY

Reviewer: Jon R. Oliphant

Date of Plat Submittal: June 17, 2016

Date of Review: June 22, 2016

Date to Go Before Planning and Zoning Commission: July 6, 2016

Comments to Planning Commission:

Recommendation of Planning Commission:

