

**CITY OF WASHINGTON, ILLINOIS
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, DECEMBER 2, 2015
WASHINGTON DISTRICT LIBRARY
380 N. WILMOR ROAD – 6:30 P.M.**

Chairman Lori Weston 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, Mike Burdette, Louis Milot, Tom Reeder, Doug Weston, and Lori Weston. Brian Fischer, Rich Benson, and Steve Scott were absent.	Roll Call
Also present was P & D Director Jon Oliphant and City Clerk Pat Brown.	
Commissioner D. Weston moved and Commissioner Burdette seconded to approve the minutes of the October 7, 2015 Planning and Zoning Commission meeting as presented. <u>Motion carried unanimously by voice vote.</u>	Appv min 10/7/15 PZC meeting as presented
A public hearing was opened for comment at 6:31 p.m. on the request of the Eagle Point Condo Association for a rear yard variance at the corner of Eagle Avenue and Hawk Street. Publication was made of the public hearing notice, and there were no “interested parties” registered.	Public Hearing: rear yard variance request, Eagle Point Condo Assoc., corner of Eagle Ave. and Hawk St.
Planning & Development Director Oliphant gave a brief overview of the variance request noting the following: the petitioners are requesting a 5’ rear yard variance in order to construct a single unit condominium; a total of 17 units will be constructed which will consist of 8 duplex units and 1 single unit; given the layout of the lot it was challenging to come to a decision on what would be considered the rear property line but the best determination was made with the presented information; the side of the single unit will run adjacent to the rear yard property line giving it the appearance of a side property line; and there were 24 apartment units on the parcels prior to the November 17, 2013 tornado.	
Petitioner comments: Mr. Devin Birch, Austin Engineering, gave a brief overview of the project, noting that the current layout of the condominium development seems to be the best fit for the property and that is why they are asking for the 5’ rear yard variance. He shared the site plan and elevation plans for the units with those in attendance and several audience members and Commissioner’s viewed the plans.	
Public comments: None.	
At 6:40 p.m. the public hearing was closed.	Close Public Hearing
Commissioner D. Weston moved and Commissioner Milot seconded to recommend approval of the variance request as presented.	Approval of rezoning request
Commissioner comments: Commissioner D. Weston asked about why it wasn’t being considered as a side yard and P & D Director Oliphant shared that the determination was a struggle and they took into consideration that the lot fronted on both Eagle and Hawk and has a private drive splitting the development. He shared that if the drive would have been a public street then the yard in question would have been considered a side yard with a 5’ setback requirement. Commissioner Milot asked if the development is being treated as one lot and Mr. Birch shared that two of the lots are now combined as one and the piece to the north has not been surveyed to combine with that lot until we hear the outcome on the variance request. Following further discussion on the yard limitations for both the side and rear yards and different layout scenarios Mr. Birch shared that they feel the presented layout provides for the least amount of encroachment.	
There was no additional discussion and on roll call the vote was: <u>Ayes: 5</u> Burdette, Reeder, L. Weston, Milot , D. Weston <u>Nays: 0</u> <u>Motion carried.</u>	
<u>Findings of Fact</u> – application was made by owners of property; fees were paid; property is zoned R-2; 5’ rear yard variance request to allow a single unit condominium to encroach into the rear yard setback. A public hearing was held on Wednesday, December 2, 2015, all present were given the opportunity to be heard; there were no ‘interested party’s’; there was no objection to the granting of the variance; property cannot yield a reasonable return as there were 24 units on the parcels prior to the November 17, 2013 tornado; plight of the owner is due to unique circumstances because the lot is a corner lot and irregular in shape; and character of the neighborhood would not be changed as the proposed singe condo unit closest to the rear property line is positioned such that the side of the unit will be adjacent to the rear property line.	Finding of Facts
A public hearing for the purpose of hearing comment pertaining to a proposed amendment to the Zoning Code for the purpose of adding or deleting text was opened for comment at 6:48 p.m.	Public Hearing: zoning code amendment, body art establishments
P & D Director provided the following information: 1) Mr. Thomas Coppenbarger is petitioning for the text amendment that would allow a body art establishment at 305 Zinser Place which is located in an I-1 zoning district 2) the proposed amendment would allow body art establishments as a Special Use in the I-1 zoning district (light industrial); 3) body art	

Public Hearing: zoning code amendment, body art establishments, Cont.)	<p>establishments are currently not allowed within any zoning district in the city; and 4) the IL Dept. of Public Health (IDPH) regulates body art establishments and all are required to be registered through IDPH where renewal inspections are completed periodically.</p> <p>Petitioner comments: Mr. Coppenbarger shared that he has been in the art industry for 16 years and has held a home occupation permit for the past 7 years. He shared that the home occupation limits him from working with other artists and would like to expand in order to do collaboration work with other artists. He shared that the space at 305 Zinser Place would give him the opportunity to do this and utilize a larger area for all the types of artwork that he does.</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 amendment	<p>Commissioner Burdette moved and Commissioner Reeder seconded to recommend approval of the zoning code amendment as proposed.</p> <p>Commissioner’s comments: Chairman L. Weston shared that this will be a recommendation from the Planning & Zoning Commission (PZC) to the City Council and P & D Director Oliphant shared that if the City Council approves the text amendment the petitioner would then come back before the PZC for a special use recommendation to City Council. Commissioner Milot asked for examples of the type of industry allowed in an I-1 district and Oliphant replied that light manufacturing and assembly would be allowed as well as a limited number of other light uses. He shared that special uses in our commercial C-2 and C-3 zoning districts would be allowed in I-1 after a public hearing and recommendation by the PZC. Commissioner Milot asked if there is a buffer requirement from residential property and Oliphant shared that it is required from any type of use.</p> <p>There was no additional discussion and on roll call the vote was: <u>Ayes: 5</u> D. Weston, Milot, L. Weston, Reeder, Burdette <u>Nays: 0</u> <u>Motion carried.</u></p>
Commissioner’s Comments	None.
Staff Comments	P & D Director Oliphant shared that another text amendment will be coming before the Commission in regards to allowing beekeeping as a special use in a residential district. He shared that there will be a meeting next month with two preliminary plats and possibly two text amendments. He also shared that he and Becky are working through the zoning code to identify areas where text amendments are needed and those will be coming before the Commission in the future for recommendation.
Adjournment	At 7:00 p.m. Commissioner Milot moved and Commissioner D. Weston seconded to adjourn. <u>Motion carried unanimously by voice vote.</u>

Patricia S. Brown, City Clerk