

**CITY OF WASHINGTON, ILLINOIS  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, MARCH 2, 2016  
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, Rich Benson, Mike Burdette, Brian Fischer, Louis Milot, Steve Scott, and Lori Weston. Tom Reeder and Doug Weston were absent.	Roll Call
Also present was P & D Director Jon Oliphant, City Clerk Pat Brown, and Historic Preservation Commission members, Walter Ruppman, Roland Walwer, and Dan Phillips.	
Commissioner Burdette moved and Commissioner Scott seconded to approve the minutes of the February 3, 2016 Planning and Zoning Commission meeting as presented. <u>Motion carried unanimously by voice vote.</u>	Appv min 2/3/16 PZC meeting as presented
A public hearing for the purpose of hearing comment pertaining to a proposed amendment to the Zoning Code for the purpose of adding/deleting text was opened for comment at 6:32 p.m.	Public Hearing: zoning code amendment, Square building design guidelines
P & D Director provided the following information: 1) the City has been working with Marcia Klopf, a graduate student at the University of Illinois, to help establish the Square as a local historic district; 2) the text amendment would provide guidance for those owners that wish to either renovate an existing building or to construct a new building; 3) it balances the desire to maintain the character of the Square while allowing for flexibility for any construction activities; 4) while there are building design guidelines found in the Historic Preservation section of the zoning code, these regulations would be more specific to the older buildings found around the Square building off of what is already in place; and 5) each of the property owners surrounding the Square were given a copy of the draft guidelines in December and were encouraged to offer input and a few minor revisions were suggested and were incorporated into this draft ordinance at the recommendation of the Historic Preservation Commission. He also shared that there is a public hearing scheduled tomorrow evening for the purpose of hearing a local historic district designation for the properties listed in the proposed draft ordinance as well. He asked if there were any questions from the Historic Preservation Commission members in attendance and there were none.	
Public comments: None.	
At 6:37 p.m. the public hearing was closed.	Close Public Hearing
Commissioner Milot moved and Commissioner Burdette seconded to recommend approval of the zoning code amendment as proposed.	Recommend approval of Square building design guidelines, as amended
Commissioner’s Comments: Chairman L. Weston shared a concern with the vagueness of using ‘should’ throughout the guidelines, which could give someone an out in how they apply the guidelines to their project. P & D Director Oliphant shared that a certificate of appropriateness (COA) will have to be issued that will ensure that what is being done is within our guidelines. Commissioner Scott shared that he has seen historic preservation less and more restrictive than what is being proposed and applauded the Historic Preservation Commission (HPC) for the work they have done on this. HPC member Dan Phillips shared that the spirit of the ordinance is not too restrictive but should keep glaring inconsistencies on the Square from happening in the future.	
Following brief scenario discussions on how the guidelines would be implemented and how appeals would be handled, several concerns were raised in regards to the review process for a COA if there was not a historic district designation for the properties listed in the draft ordinance.	
Commissioner Milot moved to amend his motion to recommend approval to include language that would allow the HPC to review all applications for a COA for the properties listed whether or not a historic district is approved. Commissioner Scott seconded the amended motion. On roll call the vote was: <u>Ayes: 6</u> Fischer, Benson, Scott, L. Weston, Burdette, Milot <u>Nays: 0</u> <u>Motion carried.</u>	Amended motion
None.	Commissioner Comments
P & D Director Oliphant shared that there will be a meeting next month on a special use request.	Staff Comments
At 7:26 p.m. Commissioner Rich moved and Commissioner Scott seconded to adjourn. <u>Motion carried unanimously by voice vote.</u>	Adjournment