

**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. <u>Motion carried unanimously by voice vote.</u>	Appv min 5/3/16 PZC meeting as presented
<u>Case No. 060816-V-1</u> – 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: <u>Ayes: 5</u> Weston, Fischer, Burdette, Benson, Milot <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-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
<u>Case No. 060816-V-2</u> – 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 Uftring 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. <u>Motion carried unanimously by voice vote.</u>	Adjournment

Patricia S. Brown, City Clerk