

**CITY OF WASHINGTON, ILLINOIS  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, JULY 6, 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, Tom Reeder, Steve Scott, and Doug Weston.

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 Fischer seconded to approve the minutes of the June 8, 2016 Planning and Zoning Commission meeting as presented. Commissioner Fischer noted that the summary detail reflected in the minutes was nicely done.

Appv min 6/8/16 PZC meeting as presented

Motion carried unanimously by voice vote.

A public hearing was opened for comment at 6:31 p.m. on the request of Raymond Poe to permit a daycare facility in a C-2 Zoning District at 26 Washington Plaza. Publication was made of the public hearing notice, and there were no “interested parties” registered.

Public Hearing: Special Use, daycare facility, 26 Washington Plaza

P & D Director Oliphant gave a brief overview of the special use request noting the following: if approved, the space would be leased to Washington Kids Academy, LLC; the space is approximately 15,000 square feet; the space would meet all of the requirements of the IL Department of Children & Family Services (DCFS) for its design and construction; will allow a maximum of 185 kids ranging in age from 6-weeks to 6-years and will be designed as an ancillary use to accommodate children up to 12-years in age to provide before and after school care; the Plaza currently contains a mix of office and retail uses; a safe outdoor fenced area will be required by DCFS that must contain 75 square feet per child for the total number of children using the area at any one time and Mr. Poe has indicated that this area would be included on the east side of the building; and the use appears to be a good fit and poses no detriment to surrounding properties.

Petitioner comments: Mr. Steve Salman introduced himself as Mr. Poe’s business partner in this development and welcomed any questions.

Public comments: None present.

At 6:35 p.m. the public hearing was closed.

Close Public Hearing

Commissioner Fischer moved and Commissioner Weston seconded to approve the special use request as presented.

Approve Special Use request

Commissioner comments: Commissioner Benson commented on the large size of the daycare and Mr. Salman shared that they have done their homework and they think the area will support it. Commissioner Benson asked who will run the daycare and Mr. Salman indicated the he and Mr. Poe are principals but Washington Kids Academy will run the daycare and work directly with DCFS. Commissioner Weston shared his concern with the roadway running behind the building and P & D Director Oliphant shared that the roadway is not for use by the public and is an access for businesses only so it should not pose a problem. He noted that he has received some noise concerns from surrounding neighbors and asked Mr. Salman if they had an idea on how big of an outdoor area there will be and Mr. Salman shared that he was not sure at this time as they are still working through this with their consultant who is working with the director at DCFS. Commissioner Burdette asked if buses will be dropping off and picking off children and Mr. Salman shared that they will be talking to the area schools about this. Commissioner Scott noted that Superintendent Chad Allaman would be the contact for the school district. Commissioner Fischer noted that it is a good location with Summit going north and should bring additional traffic to the Plaza. Mr. Salman noted that they are hoping for increased traffic for all the other businesses to enjoy as well.

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

Ayes: 5 Reeder, Burdette, Benson, Weston Fischer

Nays: 0

Motion carried.

Chairman Mike Burdette asked for P & D Director Oliphant to present the details of the preliminary plat request to the Commission. P & D Director Oliphant shared the following: the subdivision is located outside of our city limits but within our 1.5-mile jurisdiction; Section 1 was developed by Billy Mantle of Rudy’s Concrete Construction in 2006; the minimum width requirement of 60’ at the right-of-way line was recently waived by the PZC allowing for a reduced width of 40’; two residential lots would be developed along with an additional lot where a cell tower currently exists; one residential lot will have access from Mickel Parkway, the other will have access from S. Summit Drive, and the cell tower lot would have access from S. Summit Drive through a proposed ingress/egress agreement; the lot accessing from Mickel Parkway would be served by Northern Tazewell water and Sundale Utilities sewer while the two remaining lots would be on well and septic; the plat meets the subdivision code standards; and it also satisfies the County’s zoning code regulations.

Preliminary Plat – Summit Estates, Section 2

Recommend approval of preliminary plat	<p>Commissioner Weston moved and Commissioner Reeder seconded to recommend approval of the Preliminary Plat for Summit Estates, Section 2 as presented.</p> <p>Commissioner’s Comments: Commissioner Fischer raised a concern about the ingress/egress easement stopping at the northern boundary of Lot 3 and not continuing along the western boundary in order to provide access for future land development south of Lot 3. Following discussion that included how the property is currently being accessed from Teakwood Court and the City’s inability to make it a requirement on the plat, the general consensus was to have P &amp; D Director Oliphant make the suggestion to Mr. Mantle that he extend the ingress/egress easement south along the western boundary of Lot 3 to address the concern of future land development to the south.</p> <p>There being no further discussion on roll call the vote was: <u>Ayes: 5</u> Benson, Burdette, Fischer, Reeder, Scott <u>Nays: 0</u> <u>Motion declared carried.</u></p>
Commissioner Comments	None.
Staff Comments	P & D Director Oliphant shared that there will be a meeting next month on a minor rezoning request and possibly a couple of variances.
Adjournment	At 7:07 p.m. Commissioner Weston moved and Commissioner Benson seconded to adjourn. <u>Motion carried unanimously by voice vote.</u>

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Patricia S. Brown, City Clerk