

**CITY OF WASHINGTON
PLANNING AND ZONING COMMISSION MEETING
LIBRARY MEETING ROOM - FIVE POINTS WASHINGTON
WEDNESDAY, FEBRUARY 3, 2016
6:30 P.M.**

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES – January 6, 2016 regular meeting**
- 4. NEW BUSINESS**
 - A. Public Hearing: Special Use Request – Thomas Coppenbarger to permit a body art studio and art studio in an I-1 Zoning District, 305 & 315-329 Zinser Place
 - B. Public Hearing: Zoning Code Text Amendments – Sections 154.141 "Definitions", 154.148 "General Standards", and 154.154 "Billboards"
- 5. COMMISSIONER'S COMMENTS**
- 6. STAFF COMMENTS**
- 7. ADJOURNMENT**

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

Vice 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, Mike Burdette, Louis Milot, Tom Reeder, Rich Benson, and Steve Scott. Doug Weston, Brian Fischer and Lori Weston were absent.

Roll Call

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

Commissioner Scott moved and Commissioner Reeder seconded to approve the minutes of the December 2, 2015 Planning and Zoning Commission meeting as presented.
Motion carried unanimously by voice vote.

Appv min 12/2/15 PZC meeting as presented

A public hearing for the purpose of hearing comment pertaining to proposed amendments to the Zoning Code for the purpose of adding or deleting text was opened for comment at 6:30 p.m.

Public Hearing: zoning code amendments, AG District accessory structure setbacks & CE District recreational vehicle storage

P & D Director provided the following information: 1) the first text amendment will formalize setbacks for accessory structures in the City's agriculture zoning district (AG). He shared that currently there is no setback language in the zoning code for the AG district and the City has in the past applied the setbacks that are required for residential zoning which are a 5' rear and side yard setback as well as a 10' distance between structures setback; and 2) the second text amendment would revise where boats, campers, trucks, and other recreational vehicles can be located in the City's country estates zoning district (CE). He shared that a complaint was received from a property owner in the Pine Lakes subdivision where a recreational vehicle was being stored outside and after inspecting it was found that there were five additional properties in the subdivision storing recreational vehicles outside. After further review of the City's code and other community codes in the area it made sense to look at amending the CE zoning regulations to more closely match that of other residential districts. He shared that currently recreational vehicles can only be located in the CE district if they are housed in a building. He shared that this text amendment would allow for more flexibility for recreational vehicles to be stored outside in the CE district provided they are located in the side and rear yards and away from property lines. He shared that currently residential zoning districts, which are higher in density, are allowed to store outside of a building provided they are in the side or rear yards and away from property lines.

Public comments: None.

At 6:50 p.m. the public hearing was closed.

Close Public Hearing

Commissioner Scott moved and Commissioner Reeder seconded to recommend approval of the zoning code amendment as proposed.

Recommend approval of zoning code text amendments

Commissioner's comments: Commissioner Scott asked if accessory structures would include barns in the AG zoning district and P & D Director Oliphant replied that a barn would be included as an accessory structure. Following discussion on the possibility of a larger structure being located 5' from side and rear property lines as well as fire safety concerns it was the consensus of the Commission to amend the proposed language that would provide for greater setbacks if the accessory structure exceeded 2,000 s.f. and/or 20' in height.

Commissioner Scott moved to amend the proposed language and Commissioner Reeder seconded. P & D Director Oliphant read the amended proposed language for letter D within Section 154.041 of the zoning code as follows: *accessory structures: not less than 5' from side or rear yard line. Additionally, the accessory structure shall not be located any closer than 10' from any other structure or building (whether an accessory structure or the main or principal structure or building) on the property or immediately adjacent and adjoining property unless the accessory structure is 2,000 s.f. or more in size or 20' in height or greater. In which case, the accessory structure shall not be located closer than 15' from a side yard line or less than 30' from a rear yard line.*

Amended language

On roll call to amend the proposed language as stated above the vote was:

Ayes: 5 Benson, Burdette, Milot, Reeder, Scott

Nays: 0

Motion carried.

On roll call to recommend approval of the text amendments as amended the roll call vote was:

Ayes: 5 Scott, Reeder, Milot, Burdette, Benson

Nays: 0

Motion declared carried.

Recommend amended language

Vice 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: Mobh, Inc. owns the remaining 7.19 acres of undeveloped property in Cherry Pointe

Preliminary Plat –
Cherry Pointe, Section
Two

Cherry Pointe, Section Two, Cont.)	<p>subdivision; a preliminary plat has been previously approved however, the developer has proposed a different design than what was approved; Marty and Tanner Rave are proposing to subdivide the remaining acreage into 21 single-family residential lots; the property is zoned R-2 (multi-family residential); and the lots conform to both the zoning and subdivision codes and is a preferred layout as it will stub Calvin to the west and provide for an additional ingress/egress for future development to the west. He shared that Devin Birch, Austin Engineering was in attendance to answer any questions on the plat as well.</p>
Recommend approval of preliminary plat	<p>Commissioner Milot moved and Commissioner Scott seconded to recommend approval of the Preliminary Plat for Cherry Pointe, Section Two as presented.</p> <p>Commissioner's Comments: None.</p> <p>There being no further discussion on roll call the vote was: <u>Ayes: 5</u> Reeder, Burdette, Benson, Scott, Milot <u>Nays: 0</u> <u>Motion declared carried.</u></p>
Preliminary Plat – Oak Creek, Section Seven	<p>Vice 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: Mr. Bob Fredericks owns the remaining 12.9 acres of undeveloped property in Oak Creek subdivision; a preliminary plat has been previously approved however the developer has proposed the addition of 5 lots; Mr. Fredericks is proposing to subdivide Section Seven into 35 single-family residential lots with the same layout as the previous preliminary plat; the property is zoning R-1 (single-family residential); and the lots conform to both the zoning and subdivision codes.</p>
Recommend approval of preliminary plat	<p>Commissioner Scott moved and Commissioner Milot seconded to recommend approval of the Preliminary Plat for Oak Creek, Section Seven as presented.</p> <p>Commissioner's Comments: Commissioner Reeder asked about the width of lots in previous sections and Mr. Birch shared that most are 90' in width. He shared that the lots being proposed are in the 80-85' width. He shared the reduction in lot size is a trade off in the selling of the lots due to the highline wires that are located on the eastern edge of this section .</p> <p>There being no further discussion on roll call the vote was: <u>Ayes: 5</u> Benson, Reeder, Burdette, Milot, Scott <u>Nays: 0</u> <u>Motion declared carried.</u></p>
Commissioner's Comments	<p>None.</p>
Staff Comments	<p>P & D Director Oliphant shared that there will be a meeting next month and will include text amendments as well as a special use request for a body art studio in an I-1 zoning district.</p>
Adjournment	<p>At 6:56 p.m. Commissioner Scott moved and Commissioner Reeder seconded to adjourn. <u>Motion carried unanimously by voice vote.</u></p>


 Patricia S. Brown, City Clerk

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

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MEMORANDUM

TO: Chairman Weston and Planning & Zoning Commission
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: Public Hearing – Body Art Studio/Art Studio Special Use, 305 and 315-329 Zinser Pl.
DATE: January 26, 2016

On December 21, the City Council approved a zoning code text amendment to allow for body art establishments as a special use within the I-1 (Light Industrial) district. Thomas Coppenbarger has submitted a special use application to open a body art studio and art studio at 305 and 315-329 Zinser Street, which is zoned I-1. Enclosed is a map showing the zoning of the surrounding properties with the application and letter from Mr. Coppenbarger.

The Illinois Department of Public Health (IDPH) regulates body art establishments. All establishments are required to be registered through IDPH and renewal inspections are completed periodically.

The area includes a mix of well-established land uses including residential, commercial, institutional, and light industrial. The building that would house the proposed body art establishment also houses a painting business, which is a separate parcel, and has housed light industrial/office uses for many years. 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. Due to this, staff would recommend that the special use request be approved.

A public hearing has been scheduled on this topic at the February 3 Planning and Zoning Commission meeting.

Enclosures

**CITY OF
WASHINGTON
TAZEWELL COUNTY, ILLINOIS**

**OFFICIAL MAP
OF
ZONING DISTRICTS**



Legend

- AG-1 (Agriculture)
- CE (Country Estate)
- 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 by the City of Washington
Department of Planning and Development
Printed: January 20, 2019



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: 305 Zinsen Pl
Property Tax ID (PIN) number: 02-02-23-201-034-
Current zoning classification of the property: I1
Current use of the property: Vacant-
What is the Special Use for? Body Art Studio / Art Studio
How will you meet other requirements of the zoning code (such as parking or landscaping, if applicable)? _____

Name of Applicant: Thomas Copenhagen Phone Number of Applicant: 309-303-8344
Address of Applicant: 209 Wilshire Dr Washington IL 61571
Owner of Property: M Perdue Properties LLC
Address of Owner: 301 Zinsen Pl Washington IL 61571
I would like to receive correspondence by: ☒ Mail _____ Email _____ Email address: _____

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.

Thomas Copenhagen
Signature of Applicant

12-15-15
Date

Michael A. Perdue
Signature of Owner

12-15-15
Date

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) _____

10-22-2015

I, Thomas Coppenbarger, owner of Infinity Studios, located at 209 Wilshire Dr., Washington, IL 61571, would like to ask for a special use permit at the address of 305 Zinser St., Washington, IL 61571. The intended purpose of this requested permit will be for the operation of an ART STUDIO. As an artist, I have expanded my talents and used many forms of medium. This location will allow me the space to do such things as, large canvas paintings, murals and some metal sculptures similar to the ones in downtown Peoria, collaboration art with other local artist, and art for charitable events. In the office portion of the building, I would like to be able to do body art. I have had a body art studio in my home for many years with no issues. I have followed all the rules and regulations of the city, state, and county.

For the past 5 years, I have also have been on a committee with the Tazewell County Health Department. This committee was formulated to help educate the Department and other local artists on much needed safety rules and regulations for body art studios in this area. Together, we have orchestrated fantastic education and guidelines for this industry.

I run a very quite business and plan to keep the Zinser address very similar to what I have been doing at my current business location. I want to make the least impact on this town as possible as I do realize not everyone agrees with the art I do even though, over the past several years, I have helped ease the fear of many who did not understand or were afraid of what it would become. This is a way for me, as a small business owner, to grow and benefit myself, my family, and this town. The exterior of the building will not be changed, painted, or modified. I would like a sign out front with my logo and Infinity Art Studios on it. Enclosed is a sample of the sign I am referencing. I ask you take my previous years in business with no issues in to consideration.

Sincerely
Thomas Coppenbarger



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MEMORANDUM

TO: Chairman Weston and Planning & Zoning Commission
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: Public Hearing – Signs Text Amendment
DATE: January 26, 2016

Staff has proposed a text amendment to address two different issues related to the handling of signage within the city. The first change would pertain to obsolete signs. This would help provide clarity on how to handle signs advertising businesses no longer in operation. Most of these are currently located along Business Route 24. While staff has been able to have a couple of these addressed, there is no language in the zoning code that specifies when such obsolete signs would need to be removed.

The proposed language would define an obsolete sign as any sign that is advertising or formerly advertised a business that has not been in operation for at least 60 days and which no longer has a building in place. However, a sign would only be allowed to remain if a building is on the premises as long as it is advertising the sale or lease of the property. Additionally, the property owner would be given 30 days to remove any obsolete sign upon notification by the City. If it has not been removed within that time, the City is authorized to have the sign removed. Other cities in Illinois have similar language granting this authority if no action has been taken within a given time period.

The second change would pertain to small billboards (off-premise signs that do not exceed 64 square feet). Currently, small billboards can be lighted as long as they are at least 500 feet from residential properties. The proposed amendment would allow them to be no closer than 300 feet from residential properties if separated by a highway with a speed limit of at least 55 miles per hour. This would allow for small billboards such as the one for the Sleep Inn at Route 24 and N. Cummings to be lighted and would still provide enough of a setback where the lighting wouldn't be intrusive.

A public hearing has been scheduled on this topic at the February 3 Planning and Zoning Commission meeting.

Enclosure

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF
THE CITY OF WASHINGTON, ILLINOIS BY AMENDING CHAPTER 154.141 ENTITLED
"DEFINITIONS," CHAPTER 154.148 ENTITLED "GENERAL STANDARDS" AND CHAPTER
154.154 ENTITLED "BILLBOARDS"

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON,
TAZEWELL COUNTY, ILLINOIS, as follows:

Section 1. That § 154.141 of Chapter 154 of the Washington Municipal Code of Ordinances titled "Definitions" is hereby amended by deleting the definition for "Obsolete Sign" in its entirety and by substituting the following definition for "Obsolete Sign" in lieu thereof:

§ 154.148 DEFINITIONS

"OBSELETE SIGN. Any sign which advertises or formerly advertised a business or service or product for sale that has not been offered on the premises for a period of at least sixty (60) days."

Section 2. That § 154.148(K) of Chapter 154 of the Washington Municipal Code of Ordinances titled "General Standards" is hereby amended by deleting § 154.148(K) in its entirety and by substituting the following as § 154.148(K) in lieu thereof:

- (K) "Obsolete signs. ~~No sign shall~~ Obsolete signs may be permitted ~~which advertises a business or product that has not been for sale~~ to remain on the a premises ~~on which~~ as long as the following requirements are met: the sign is located for the last sixty (60) days. used to advertise the sale or lease of the premises, the sign face is not enlarged, and a building remains on the premises. If any of the foregoing requirements is not satisfied, Said the sign shall be removed ~~or covered~~ by the owner of the property within thirty (30) days following written notification by the Code Enforcement Officer. If such a sign is not removed after the thirty (30) day period, the Code Enforcement Officer is authorized to have the sign removed. Any reasonable cost incident thereto shall be filed as a lien against the property where the sign was located."

Section 3. That § 154.154(B)(2)(f) of Chapter 154 of the Washington Municipal Code of Ordinances titled "Billboards" is hereby amended by deleting § 154.154(B)(2)(f) in its entirety and by substituting the following as § 154.154(B)(2)(f) in lieu thereof:

- (f) "Said small billboard may not be located within five hundred (500) feet from the nearest lot line of any residential zoned lot, block, or parcel, or any lot, block, or parcel used for residential purposes if the small billboard is lighted using internal or external means unless the small billboard is separated by a highway or road where the maximum permissible speed for vehicles is not less than fifty-five (55) miles per hour. If separated by such a highway or road, the small billboard may not be located within three hundred (300) feet from the nearest lot line of any residential zoned lot, block, or parcel, or any lot, block, or parcel used for residential purposes."

Section 4. That this ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

Section 5. That all ordinances or parts thereof in conflict herewith are hereby expressly repealed.

PASSED AND APPROVED this _____ day of _____, 2016.

AYES: _____

NAYS: _____

Mayor

ATTEST:

City Clerk