

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

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES – December 2, 2015 regular meeting**
- 4. NEW BUSINESS**
 - A. Public Hearing: Zoning Code Text Amendments – Agriculture Zoning District (Accessory Structure Setbacks) and Country Estates Zoning District (Storage of Recreational Vehicles)
 - B. Preliminary Plat – Cherry Pointe, Section Two
 - C. Preliminary Plat – Oak Creek, Section Seven
- 5. COMMISSIONER’S COMMENTS**
- 6. STAFF COMMENTS**
- 7. ADJOURNMENT**

DRAFT

**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.
Motion carried unanimously by voice vote.

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:

Ayes: 5 Burdette, Reeder, L. Weston, Milot, D. Weston

Nays: 0

Motion carried.

Findings of Fact – 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 single 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.)

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.

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.

Public comments: None.

Close Public Hearing

At 6:52 p.m. the public hearing was closed.

Recommend approval
of zoning code text
amendment

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

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.

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

Ayes: 5 D. Weston, Milot, L. Weston, Reeder, Burdette

Nays: 0

Motion carried.

Commissioner's
Comments

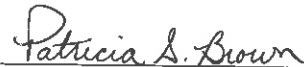
None.

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.
Motion carried unanimously by voice vote.



Patricia S. Brown, City Clerk

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

301 Walnut St. · Washington, IL 61571

Ph. 309-444-1135 · Fax 309-444-9779

<http://www.washington-illinois.org>

joliphant@ci.washington.il.us

MEMORANDUM

TO: Chairman Weston and Planning & Zoning Commission
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: Zoning Code Text Amendments
DATE: December 15, 2015

Two text amendments are proposed within the Zoning Code. The first would add language within the Agriculture district section to allow for accessory structures to be located at least five feet of any side or rear property line and at least ten feet from any other structure on the property. There is currently no language in the code that addresses accessory structure in AG districts and staff has generally applied the same language that pertains for residential districts. This amendment would formalize that and keep the location of accessory structures consistent in both AG and R districts.

The second amendment would revise where boats, campers, trucks, and other recreational vehicles can be located in the Country Estates (rural residential) zoning district. Currently, these vehicles can only be located in the CE district if they are housed in a building. Staff feels this regulation is overly burdensome, as the same does not apply for all other residential districts that allow for considerably higher density than the CE district. As a result, staff would recommend that these vehicles be allowed on the property outside of a building provided they are in the side or rear yards and away from those property lines. This would allow for more flexibility for those owners that have larger vehicles.

A public hearing has been scheduled for these amendments at the January 6, 2016, Planning and Zoning Commission meeting.

Enclosure

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF
THE CITY OF WASHINGTON, ILLINOIS BY AMENDING CHAPTER 154.041 ENTITLED "YARDS
REQUIRED" AND CHAPTER 154.072 ENTITLED "PERMITTED USES"

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

Section 1. That § 154.041 of Chapter 154 of the Washington Municipal Code of Ordinances titled "Yards Required" is hereby amended by deleting § 154.041 in its entirety and by substituting the following as § 154.041 in lieu thereof:

"§ 154.041 YARDS REQUIRED

Yards of the following minimum depths shall be provided:

- (A) Front yard: not less than eighty (80) feet from the center of the road or fifty (50) feet from the right-of-way line, whichever is greater. Where a lot is located at the intersection of two (2) or more streets there shall be a front yard on each street side of the lot. No accessory building shall project beyond the front yard line on either street.
- (B) Side yards: each not less than fifteen (15) feet wide.
- (C) Rear yard: each not less than thirty (30) feet.
- (D) Accessory structures: not less than five (5) feet from the side or rear yard line. Additionally, the accessory structure shall not be located any closer than ten (10) feet 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.

Section 2. That § 154.072(L) of Chapter 154 of the Washington Municipal Code of Ordinances titled "Permitted Uses" is hereby amended by deleting § 154.072(L) in its entirety and by substituting the following as § 154.072(L) in lieu thereof:

- (L) Boats, campers, trucks, and other recreational vehicles may only be located in a side or rear yard and must be located at least five feet from the side and rear yard line ~~shall be housed in a building.~~

Section 3. That this ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

Section 4. 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

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

301 Walnut St. · Washington, IL 61571

Ph. 309-444-1135 · Fax 309-444-9779

<http://www.washington-illinois.org>

joliphant@ci.washington.il.us

MEMORANDUM

TO: Chairman Weston and Washington Planning & Zoning Commission
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: Cherry Pointe Section 2 Preliminary Plat
DATE: December 15, 2015

Mobb, Inc. owns the remainder of Cherry Pointe subdivision located north and west of Calvin and Brown Drives. The undeveloped property totals about 7.19 acres. A preliminary plat had been previously approved for Cherry Pointe. However, the developer has proposed a different design than what was approved. As a result, a new preliminary plat has been submitted for Cherry Pointe Section 2. The plat and corresponding checklist are attached.

Marty and Tanner Rave propose the subdivision into 21 single-family residential lots. The property is zoned R-2 (Multi-Family Residential), which allows for single-family, duplexes, and multi-family residential. Each of the proposed lots conforms to the zoning and subdivision codes. The proposed layout would have Brown Drive terminate near the northwest corner of the property, while Calvin Drive would be stubbed to the west to allow for a possible future connection should the neighboring property develop.

As a result, **staff recommends approval of the preliminary plat for Cherry Pointe Section 2.** This will be heard at the January 6, 2016, Planning and Zoning Commission meeting.

Attachments

CITY OF WASHINGTON, ILLINOIS

PRELIMINARY PLAT REVIEW CHECKLIST

NAME OF SUBDIVISION Cherry Pointe Section 2
OWNER OF SUBDIVISION Mobb, LLC
ADDRESS OF OWNER 1709 Tullamore Ave., Suite B
CITY Bloomington **State** IL **Zip** 60704
NAME OF PERSON COMPLETING THIS CHECKLIST Jon Oliphant
ADDRESS OF PERSON COMPLETING THIS CHECKLIST City Hall
CITY **State** **Zip**
TELEPHONE NUMBER 444-1135
DATE OF SUBMITTAL OF THIS PRELIMINARY PLAT TO THE CITY 11/23/15

WHAT IS THE ZONING CLASSIFICATION OF THIS SUBDIVISION? R-2

DO THE PROPOSED USES AND LOT SIZES PROPOSED IN THIS SUBDIVISION COMPLY WITH THE CITY'S ZONING CODE OR THE COUNTY'S ZONING CODE, AS APPLICABLE? Yes
IF NOT, WHAT ACTIONS ARE BEING MADE TOWARDS COMPLIANCE?

Complete the following checklist. Generally, items on the checklist will be checked under the "YES" or "N/A" (not applicable) column. Those items checked "YES" will be shown on the plat or on supporting documentation (construction plans, restrictive covenants, etc.), included with this submittal. For those items that are checked under the "NO" column, explain why this plat should be approved without those items, in the Letter of Request for Preliminary Plat Review.

<u>NO.</u>	<u>REQUIREMENT</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
1.	Application for Subdivision with Owner and Developer Identified.	X		
2.	15 copies of Preliminary Plat.	X		
3.	Submitted No Later Than the 15 th Day of the Month Prior to Planning Commission Meeting.	X		
4.	Legal Description and Area of Subdivision.	X		
5.	Zoning On and Adjacent the Site, Including Identification of Non-residential Land Uses.	X		
6.	Names of Owners and Property Tax Identification Numbers of Adjacent Unplatted Land	X		
7.	Names of Adjacent Platted Subdivisions.	X		
8.	Topography On and Adjacent the Site with 2' Contours Based Upon State Plane Coordinates.	X		
9.	100-Year Flood Plain, Flood Hazard Areas, Water Courses and Wooded Areas.	X		

<u>NO.</u>	<u>REQUIREMENT</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
10.	Lot lines and Sizes, Block and Lot numbers and Minimum Building Setback Lines.	X		
11.	Easements On and Adjacent the Site, with Purpose, Location and Dimensions.	X		
12.	Streets and Roads On and Adjacent to the Site, Including Location, Name, and Right-of-Way Width.	X		
13.	Utilities On and Adjacent to the Site, Including Location and Size of Water, Storm and Sanitary Sewers, and Location of Gas, Electric, Telephone and Street Lights.	X		
14.	Existing and Proposed Locations of Storm Water Controls.	X		
15.	Registered Land Surveyor's Certificate.	X		
16.	Plat Officer's Certificate.	X		
17.	City Clerk's Certificate.	X		
18.	Scale not Smaller than 100' Per Inch.	X		
19.	Title, North Arrow, and Date.	X		
20.	Restrictive Covenants, if any.			X
21.	Certificate of Registration on File with City Clerk.	X		

FOR CITY OF WASHINGTON USE ONLY

Reviewer: Jon Oliphant

Date of Plat Submittal: 11/23/15

Date of Review: 12/9/15

Date to Go Before Planning and Zoning Commission: 1/6/16

Comments to Planning and Zoning Commission: See the attached memo

Recommendation of Planning and Zoning Commission:

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

301 Walnut St. · Washington, IL 61571

Ph. 309-444-1135 · Fax 309-444-9779

<http://www.washington-illinois.org>

joliphant@ci.washington.il.us

MEMORANDUM

TO: Chairman Weston and Washington Planning & Zoning Commission
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: Oak Creek Section 7 Preliminary Plat
DATE: December 16, 2015

Bob Fredericks owns the remainder of Oak Creek subdivision located near Rustic Oak Drive, Autumn Ridge, and Sycamore. The undeveloped property totals about 12.9 acres. A preliminary plat had been previously approved for Oak Creek. However, the developer has proposed the addition of four lots. As a result, a new preliminary plat has been submitted for Oak Creek Section 7. The plat and corresponding checklist are attached.

Mr. Fredericks proposes the subdivision into 34 single-family residential lots. The property is zoned R-1 (Single-Family Residential). Each of the proposed lots conforms to the zoning and subdivision codes. The proposed layout would connect with existing Oak Creek sections on Rustic Oak, Sycamore, and Autumn Ridge. This would be the final section of Oak Creek.

As a result, **staff recommends approval of the preliminary plat for Oak Creek Section 7.** This will be heard at the January 6, 2016, Planning and Zoning Commission meeting.

Attachments

CITY OF WASHINGTON, ILLINOIS

PRELIMINARY PLAT REVIEW CHECKLIST

NAME OF SUBDIVISION Oak Creek Section 7
OWNER OF SUBDIVISION Bob Fredericks
ADDRESS OF OWNER 3622 N. Knoxville Ave.
CITY Peoria State IL Zip 61603
NAME OF PERSON COMPLETING THIS CHECKLIST Jon Oliphant
ADDRESS OF PERSON COMPLETING THIS CHECKLIST City Hall
CITY State Zip
TELEPHONE NUMBER 444-1135
DATE OF SUBMITTAL OF THIS PRELIMINARY PLAT TO THE CITY 12/15/15

WHAT IS THE ZONING CLASSIFICATION OF THIS SUBDIVISION? R-2

DO THE PROPOSED USES AND LOT SIZES PROPOSED IN THIS SUBDIVISION COMPLY WITH THE CITY'S ZONING CODE OR THE COUNTY'S ZONING CODE, AS APPLICABLE? Yes
IF NOT, WHAT ACTIONS ARE BEING MADE TOWARDS COMPLIANCE?

Complete the following checklist. Generally, items on the checklist will be checked under the "YES" or "N/A" (not applicable) column. Those items checked "YES" will be shown on the plat or on supporting documentation (construction plans, restrictive covenants, etc.), included with this submittal. For those items that are checked under the "NO" column, explain why this plat should be approved without those items, in the Letter of Request for Preliminary Plat Review.

<u>NO.</u>	<u>REQUIREMENT</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
1.	Application for Subdivision with Owner and Developer Identified.	X		
2.	15 copies of Preliminary Plat.	X		
3.	Submitted No Later Than the 15 th Day of the Month Prior to Planning Commission Meeting.	X		
4.	Legal Description and Area of Subdivision.	X		
5.	Zoning On and Adjacent the Site, Including Identification of Non-residential Land Uses.	X		
6.	Names of Owners and Property Tax Identification Numbers of Adjacent Unplatted Land	X		
7.	Names of Adjacent Platted Subdivisions.	X		
8.	Topography On and Adjacent the Site with 2' Contours Based Upon State Plane Coordinates.	X		
9.	100-Year Flood Plain, Flood Hazard Areas, Water Courses and Wooded Areas.	X		

<u>NO.</u>	<u>REQUIREMENT</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
10.	Lot lines and Sizes, Block and Lot numbers and Minimum Building Setback Lines.	X		
11.	Easements On and Adjacent the Site, with Purpose, Location and Dimensions.	X		
12.	Streets and Roads On and Adjacent to the Site, Including Location, Name, and Right-of-Way Width.	X		
13.	Utilities On and Adjacent to the Site, Including Location and Size of Water, Storm and Sanitary Sewers, and Location of Gas, Electric, Telephone and Street Lights.	X		
14.	Existing and Proposed Locations of Storm Water Controls.	X		
15.	Registered Land Surveyor's Certificate.	X		
16.	Plat Officer's Certificate.	X		
17.	City Clerk's Certificate.	X		
18.	Scale not Smaller than 100' Per Inch.	X		
19.	Title, North Arrow, and Date.	X		
20.	Restrictive Covenants, if any.			X
21.	Certificate of Registration on File with City Clerk.	X		

FOR CITY OF WASHINGTON USE ONLY

Reviewer: Jon Oliphant

Date of Plat Submittal: 12/15/15

Date of Review: 12/16/15

Date to Go Before Planning and Zoning Commission: 1/6/16

Comments to Planning and Zoning Commission: See the attached memo

Recommendation of Planning and Zoning Commission:

