

CITY OF WASHINGTON, ILLINOIS
Planning and Zoning Commission Meeting
Wednesday, September 2, 2020
Five Points Washington Banquet Room – 6:30 P.M.

Call to Order 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.

Roll Call Present and answering roll call were Commissioners, Mike Burdette Brian Fischer, Louis Milot, Tom Reeder, Hans Ritter, Commissioners Lindsay Rodriguez and Steve Scott were absent.

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

Appv min 8/5/20
PZC meeting as
presented Commissioner Reeder moved and Commissioner Ridder seconded to approve the minutes of the August 5, 2020 Planning and Zoning Commission with the amendment to clarify that the Planning and Zoning Commission, as a whole, agreed with Commissioner Scott to keep the poultry ordinance with some modifications.

On roll call the vote was:

Ayes: 5 Burdette, Fischer, Milot, Reeder, Ritter

Nays: 0

Motion carried.

Commissioner Milot moved and Commissioner Ridder seconded to recommend approval the amended August 5, 2020 minutes.

Motion carried unanimously by voice vote.

Public Hearing:
Proposed Annexation
and Rezoning part of
a parcel of north of
Kern Rd., and south
of Washington Rd. Public Hearing Annexation: A public hearing was opened for comment at 6:32 p.m. P & D Director Jon Oliphant provided a brief overview of the proposed annexation that would rezone a part of a parcel of north of Kern Rd., and south of Washington Rd. allowing Beck Oil to proceed with future development of the site.

Petitioner comments: Mr. Oliphant introduced Bill Smith from Beck Oil to provide any comments. No comments were given at this time.

Public comments: None.

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

Recommend approval
of annexation Commissioner Reeder moved and Commissioner Ridder seconded to recommend approval of the annexation.

Commissioner comments: Commissioner Fischer verified that the development was to be a gas station with a convenient store. Mr. Oliphant affirmed his clarification.

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

Ayes: 5 Burdette, Fischer, Milot, Reeder, Ritter

Nays: 0

Motion carried.

Preliminary Plat:
Beck Mercantile
Place Subdivision

Preliminary Plat Beck Oil: A public hearing was opened for comment at 6:36 p.m. P & D Director Jon Oliphant provided a brief overview of the Preliminary Plat for the proposed subdivision of a parcel north of Kern Rd., and south of Washington Rd. Mr. Oliphant shared that this is one large piece of land that would be divided, giving a part back to the owner and to future right of way.

Petitioner comments: None.

Public comments: None.

Close Public Hearing

At 6:38 p.m. the public hearing was closed.

Recommend approval
of Preliminary Plat

Commissioner Reeder moved and Commissioner Reeder seconded to recommend approval of the Preliminary Plat.

Commissioner comments: Commissioner Reeder asked if there are future plans to extend Eagle Avenue to the south of Washington Rd. Mr. Oliphant stated that there are no plans currently in the works for an extension of Eagle Avenue, however, this would allow for future right of way. Commissioner Fischer asked if these plans align for a future stop light. Mr. Oliphant shared that it may be considered, to ease school traffic issues and the consideration may take place when IDOT reconstructs this portion of Business Route 24.

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

Ayes: 5 Burdette, Fischer, Milot, Reeder, Ritter

Nays: 0

Motion carried.

Public Hearing:
Request to rezone
part of a parcel on
Washington Rd.,
from "Residential" to
"Retail"

Public Hearing: rezone shed to commercial: A public hearing was opened for comment at 6:41p.m. P & D Director Jon Oliphant provided a brief overview, sharing that the property is surrounded on the North and East by residential properties and West and South by commercial properties. He also stated that this property sits on a five-lane highway near heavy traffic. Mr. Oliphant shared that he had little concern for current usage but has potential concern for future usage of the property.

Petitioner comments: Caleb Bond stated that he feels the current business property is a little small but is happy with the location. Rezoning this property would allow him to expand his business. He also stated that he has no plans to create a second entrance on the rezoned property and would like to stay in his current location and grow his business.

Public comments: Linda White shared a letter written by Leanne Dillenger who stated that she was one of the first families to move into the subdivision in 1967. She stated that it is a safe, close-knit community and raised her family there. She also appreciates the current green-space. The letter shared that there is concern for the lowering of property values and less safety. Ms. White added that the backyard already has flooding issues and this could make it worse. Residents Sarah and David Weiss feel that the corner is already dangerous and the kids cut through the green space. She feels the kids are safer cutting through grass instead of a parking lot. She stated that it could affect

visibility and shared that there are already eight empty properties on the same road and doesn't want the potential for another one. Resident Stan Pearce stated that he lives adjacent to the discussed property and currently experiences flooding issues. He fears the proposed playground products could become dangerous for the neighborhood kids who use the property unattended. Resident Renee read a letter from Joetta Corbin that stated the rezoning would bring unwanted, increased traffic. She stated a concern for increased flooding issues. Valerie Windland of Briar Lane shared the fear of a less restricted future business if Prairie Built Barns were to leave. She expressed concern for the monitoring of the playground displays and that installed security cameras could invade privacy of neighbors. Resident Doug Tate of Briar Lane reminded the committee that the property previously housed a U-Haul business that experienced vandalism and moved. He expressed concern that a larger business could bring more vandalism that would be closer to the houses in the area. He shared that he is unhappy with the way the current property is maintained.

Close Public Hearing At 6:57 p.m. the public hearing was closed.

Commissioner Reeder moved and Commissioner Ritter seconded to approve the request as presented.

Commissioner comments: Commissioner Fischer recognized past situations with the same property and noted that it is an unusual lot that has been vacant for many years. Mr. Fischer brought forth the idea of the City purchasing the lot to create a park or retention area. Commissioner Reeder clarified that the property usage could change in the future.

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

Ayes: 0

Nays: 5 Burdette, Fischer, Milot, Reeder, Ritter

Motion failed.

Case No. 090220-V-1: Variance allowing shed to exceed aggregate square footage: 202 Ernest St.

Case No. 090220-V-1 – A public hearing was opened for comment at 7:02 p.m. on the request of Rick and Vickie Baldwin for shed to exceed aggregate square footage at 202 Ernest Street. Publication was made of the public hearing notice, and there were no “interested parties” registered.

B & Z Supervisor Holmes provided a brief overview of the variance request noting the following: Petitioners are currently over the allowed maximum square footage restriction and that they have two lots uses as one joined lot.

Petitioner comments: Mr. Baldwin stated that they are limited on space due to no basement and an oversized mower taking up current storage space.

Public comments: Patricia Bowman came forward to ask if this will impact current water issues on the street.

Close Public Hearing At 7:06 p.m. the public hearing was closed.

Commissioner Ritter moved and Commissioner Reeder seconded to recommend approval of the proposed shed.

Commissioner comments: Commissioner Milo asked to verify specific location of shed and that it is on or near the highest part of the property as to not affect water flow. He also shared that the additional shed would take up less square footage than a house on the second lot if the two lots were used individually instead of joined.

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

Ayes: 5 Burdette, Fischer, Milot, Reeder, Ritter

Nays: 0

Motion carried.

Case No. 090220-V-2: Variance allowing 7 feet 4 inches between structures: 406 Jackson St.

Case No. 090220-V-2 – A public hearing was opened for comment at 7:11 p.m. on the request of Tom and Shelley Kelch of 406 Jackson Street for a variance allowing for 7 feet 4 inches between structures to construct a deck. Publication was made of the public hearing notice, and there were no “interested parties” registered.

B & Z Supervisor Holmes provided a brief overview of the variance request noting the following: The property is tight and in need of many variances.

Petitioner comments: Mr. Kelch stated that he feels this would increase his property value and that this would make their lifestyle easier as they get older.

Public comments: none.

Close Public Hearing

At 7:13 p.m. the public hearing was closed.

Commissioner Milot moved and Commissioner Reeder seconded to recommend approval of the proposed variance.

Commissioner comments: none.

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

Ayes: 5 Burdette, Fischer, Milot, Reeder, Ritter

Nays: 0

Motion carried.

Case No. 090220-V-3: Variance allowing pool in front yard that principal structure does not face: 1324 Austin Ave.

Case No. 070120-V-3 – A public hearing was opened for comment at 7:14 p.m. on the request of Brandon and Rebecca Burget. Publication was made of the public hearing notice, and there were no “interested parties” registered. The homeowners attended the meeting via remote access.

B & Z Supervisor Holmes provided a brief overview of the variance request noting that the homeowners live on a large corner lot.

Petitioner comments: Brandon shared that the location of the pool would appear at the side of the house which would avoid underground utilities and water drainage. He also shared that they plan to have a fence professionally installed that would match the house and that the pool comes with a lockable safety ladder.

Public comments: None.

Close Public Hearing

At 7:20 p.m. the public hearing was closed.

Commissioner Ritter moved and Commissioner Milot seconded to recommend approval of the proposed variance.

Commissioner comments: Mr. Fischer noted that the lot visually appears to be a double lot and it was clarified that the backyard is not ideal due to underground utilities.

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

Ayes: 5 Burdette, Fischer, Milot, Reeder, Ritter

Nays: 0

Motion carried.

Case No. 090220-V-4: Variance allowing shed to encroach into side yard setback and distance between structures requirement: 407 Pine Rdg.

Case No. 090220-V-4 – A public hearing was opened for comment at 7:21 p.m. on the request of Chris and Roberta Kretschman of 407 Pine Ridge Drive, for a side yard variance allowing 8 feet, 1 inch distance between structures and a 3 feet, 4 inch distance from the property line, in order to retain an existing storage shed.

B & Z Supervisor Holmes provided a brief overview of the variance request noting the following: The shed is currently in place and requires two variances.

Petitioner comments: Mr. Kretschman shared that the shed sits upon and already existing concrete pad. He also stated that it is at low risk of a fire hazard due to the shed being built of concrete block. He shared that it is painted to match the house and that the current location is needed due to the slope in the backyard.

Public comments: none.

Close Public Hearing

At 7:23 p.m. the public hearing was closed.

Commissioner Reeder moved and Commissioner Ritter seconded to recommend approval of the proposed variance.

Commissioner comments: Discussion verified that the shed is placed upon an existing concrete pad and the backyard is too steep for alternative placement.

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

Ayes: 5 Burdette, Fischer, Milot, Reeder, Ritter

Nays: 0

Motion carried.

Case No. 090220-V-5: Variance allowing fence to exceed maximum height: 706 Jefferson St.

A public hearing was opened for comment at 7:24 p.m. on the request of Brian Barton of 706 W. Jefferson Street, to construct a privacy fence 8 feet in height.

B & Z Supervisor Holmes provided a brief overview of the variance request noting the following: The property sits next to the high school and the homeowner would like a buffer from the lights, security cameras and increased traffic.

Petitioner comments: Mr. Barton shared that it would help hide his burn pile and tools from the high school which would add protection for his equipment. The fence would also provide more curb appeal and provide more buffer from the newly installed security lighting and cameras at the high school. Mr. Barton shared that the fence would not be near W. Jefferson Street but instead remain towards the back of the property.

Public comments: none.

Close Public Hearing At 7:29 p.m. the public hearing was closed.

Commissioner Milot moved and Commissioner Reeder seconded to recommend approval of the proposed variance.

Commissioner comments: A brief discussion confirmed that there will be some space between the high school fence and the privacy fence.

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

Ayes: 1 Burdette, Milot, Reeder, Ritter

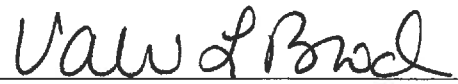
Nays: 0

Abstention: 1 Fischer

Motion carried.

Commissioner/Staff None.
Comments

Adjournment At 7:31 p.m. Commissioner Fischer moved and Commissioner Reeder seconded to adjourn. Motion carried unanimously by voice vote.



Valeri L. Brod, City Clerk