

**CITY OF WASHINGTON, ILLINOIS**  
**Planning and Zoning Commission Meeting**  
**Wednesday, September 1, 2021**  
**Five Points Library Meeting Room at 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 library meeting room in Five Points, Washington, with a quorum present.
- Roll Call* Present and answering roll call were Commissioners, Burdette, Milot, Ritter and Williams  
  
Absent were Commissioners Reeder, Rodriguez and Scott  
  
Also present was P & D Director Jon Oliphant, Planner Aaron Paque and City Clerk Valeri Brod
- Approval of the minutes for 8/4/21* Commissioner Milot moved and Commissioner Ritter seconded to approve the minutes of the August 4, 2021 Planning and Zoning Commission meeting.  
  
Commissioner Ritter moved and Commissioner Milot seconded to approve.  
Motion carried unanimously by voice vote.
- Williams Subdivision Preliminary Site Plat - Private Street Request* Commissioner Burdette introduced Planning and Zoning Director Jon Oliphant who shared details about the project. He shared that a single-family house was built on the 7.5 acre property in 1999 and they would like to divide the property into 12 lots. The property is currently zoned AG-1. This request is for consideration for a private street that would service ten of the twelve lots. The other two lots would be serviced by School Street. The private street would meet the city's standards to accommodate emergency vehicles if needed. The private street would not be serviced by plows.  
Commissioner Milot asked if this will affect traffic flow on School Street. Mr. Oliphant shared that the City Engineer and Township Highway Commissioner felt that there would only be a slight increase in traffic on School Street.  
  
Commissioner Ritter moved and Commissioner Milot seconded to approve.  
Ayes: 4 Burdette, Milot, Ritter and Williams  
Nays: 0  
Motion carried.
- Oak Creek Subdivision Street Connection Consideration* Planning and Zoning Director Oliphant shared information regarding the Oak Creek Subdivision Street Connection Consideration. He noted that there is a potential buyer for the property currently owned by Villa 5, LLC. The potential buyer would like to consider constructing a sole single-family house on the lot. He shared that staff has concerns with the connectivity of the streets. Mr. Oliphant provided the Prelim Plat and noted that it is zoned R-1. He also shared that the construction of the house is acceptable but because the property would connect with Sycamore, proper cul-de-sacs should be constructed. He also noted that Rustic Oak would be 1000 feet in length, which is more than the maximum length for a cul-de-sac. Mr. Oliphant state that this is outside of normal zoning so he recommends presenting this to Public Works for review also. Rachel, the potential buyer for the property, asked if the owner/developer would be responsible for the road connections. Mr. Oliphant said yes but the Planning and Zoning Committee and Public Works Committee would have to determine if the streets would need to be connected with Sycamore. Commissioner Burdette and Mr. Oliphant briefly discussed the street connection options. Commissioner Milot and Mr. Oliphant briefly reviewed the stormwater sewer system installed and if adjustments would need to be made. Mr. Oliphant noted that there would be service going to the property and the Public Works Committee could provide greater details.  
The potential buyer, Rachel, explained that connecting the eastern street wouldn't make sense for the new home because the new street would go through a back yard. Mr. Oliphant suggested the connection of Autumn Ridge to Sycamore to give more space for a house then

creating a cul-de-sac on Rustic Oak. Commissioner Burdette suggested taking the connection of Autumn Ridge and Sycamore and cul-de-sac on Rustic Oak to the Public Works Committee. Mr. Oliphant noted there would be very little traffic impact in the area. Mr. Oliphant shared that if there are only two lots a cul-de-sac may not be needed. Commissioner Milot agreed this is efficient use of the space and if a U-shape connection with Rustic Oak and Autumn Ridge is made, the cul-de-sacs could be eliminated. Commissioner Milot also noted that cul-de-sacs use a large footprint. Commissioner Ritter asked if the property on the east is part of the long term development plan. Mr. Oliphant stated that it is their hope it will be developed into residential lots in the future, but he hasn't heard of any demand. Rachel shared that connecting Autumn Ridge to Sycamore is interesting because they are shorter streets and asked if there is room for flexibility or does the city come up with the plan. Mr. Oliphant said there is flexibility. He clarified bringing the following options to the Public Works committee:

- a) Connecting Autumn Ridge and Rustic Oak
- b) Connecting Autumn Ridge and Sycamore
- c) Looking at the 2 cul-de-sac options at Autumn Ridge and Rustic Oak

Commissioner Ritter asked if emergency vehicles access to Sycamore is affected. Commissioner Milot asked about clarification on topography. Rachel noted that the Northwest corner seems to be elevated a little. It was noted that the road must be paved and not gravel. It was also noted that the improvements would need to be made before homeowner occupancy, then the maintenance would go to the City. Rachel asked if she is required to use a City provider. Mr. Oliphant stated no, they can use who they want. A brief discussion about the timeline of project events took place. Rachel asked about the potential future sale of lots created after the streets are finished. Commissioner Milot noted that the original plat shows potential future lots in those spaces.

*Old Business*

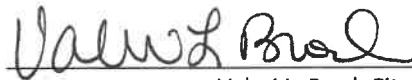
None was provided.

*Commissioner/Staff  
Comments*

None was provided.

*Adjournment*

At 7:22 p.m. Commissioner Milot moved and Commissioner Williams seconded to adjourn.  
Motion carried unanimously by voice vote.



Valeri L. Brod, City Clerk