

CITY OF WASHINGTON, ILLINOIS
Planning and Zoning Commission Meeting
Wednesday, August 4, 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 a banquet room in Five Points, Washington

Roll Call Present and answering roll call were Commissioners, Burdette, Milot, Ritter, Scott and Williams

 Absent were Commissioners Reeder and Rodriguez

 Also present was P & D Director Jon Oliphant, Planner Aaron Paque and City Clerk Valeri Brod.

Approval of the minutes for 7/7/21 Commissioner Milot moved and Commissioner Scott seconded to approve the minutes of the July 7, 2021 Planning and Zoning Commission with the following corrections:

1. Remove Commissioner Scott's name from motioning to accept the Preliminary Plat.
2. Include Commissioner Burdette's offer to table the Preliminary Plat voting until a water study could be completed.
3. Change the "Ayes" to read "2" instead of "5"

Motion carried unanimously by voice vote.

Public Hearing: Case No. 08042021-V-1 – A public hearing was opened for comment at 6:33 p.m. on the request of Cass and Debra Schmitt of 408 Lakeshore Drive for a variance for a reduction of the front yard setback to extend the living space of the home.

Variance request for the reduction of the front yard setback at 408 Lakeshore Drive Planner Aaron Paque shared that the property is unique due to a bend in the road which may cause a hardship to the property because the corner causes the property to be approximately 6-7 feet short on that side. Mr. Paque noted that the road bends in the opposite direction of the property which should protect it from vehicle slippage. Mr. Paques shared that the neighboring house has added an addition as well and must have received a variance and this property would be similar. The homeowner shared that this will allow for a two-car garage addition and stated that the 38 feet of property includes 13 feet of right of way.

 At 6:37 p.m. the public hearing was closed.

 Commissioner Scott moved and Commissioner Ritter seconded to approve.

 The homeowner shared that they will have to cut down a large tree that is very old and not in great shape. He also shared that they have had to clean up fallen branches previously.

Ayes: 5 Burdette, Milot, Reeder, Ritter, Scott
Nays: 0
Motion carried.

Public Hearing: Case No. 08042021-V-2 – A public hearing was opened for comment at 6:40 p.m. on the request of Julie and Michael Tam of 600 Ridge Street to request a variance for a reduction of the front yard setback and minimum distance between structures.

Variance request for the reduction of the front yard setback and minimum setback between structures at 600 Ridge Street Planner Aaron Paque shared that there is a similar property in the area and that this variance will allow them to put a pool in their backyard. Mr. Paque shared that there are other lots in the area that have smaller setbacks. Mr. Tam added that the way their lot is set up, they can only have 4 feet of area for any additions. They noted that they are on a corner lot so their back yard is treated as a front yard.

 At 6:42 p.m. the public hearing was closed.

Commissioner Williams moved and Commissioner Scott seconded to approve.

Commissioner Burdette asked for clarification that the side yard has two front yards. Commissioner Scott noted that an emergency vehicle usually wouldn't drive on this area of the property. A brief discussion took place regarding the issue of setbacks on corner lots. Commissioner Ritter asked about the type of fence. Ms. Tam shared that it currently has a picket fence and they will keep it and also add the fencing that goes on the top of the pool with closeable stairs.

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

Nays: 0

Motion carried.

Vice-Chair Selection

Commissioner Burdette asked for interest to fill the vacant spot of Vice Chair. Commissioners Scott and Milot both expressed interest. Commissioner Scott conceded to Commissioner Milot due to work schedule.

Commissioner Scott moved and Commissioner Williams seconded to approve.

No discussion was provided at the is time.

Motion carried unanimously by voice vote.

Comprehensive Plan Update

Planning and Zoning Director, Jon Oliphant noted that Zach Borders was in attendance via phone. Mr. Oliphant shared that our current plan goes back 20 years and there has been a significant growth. He shared that this could help determine what happens 10-15 years from now. He also shared that Zach is explaining the concept of form-based code. Mr. Borders provided a printout that has been included and made part of these minutes. He shared that he will be contacting everyone individually for their input. He stated that he is from the Washington area and his goal is for community members to feel like part of the planning process and take ownership in the plan. Mr. Borders shared that comprehensive planning started in the Chicago area and continues today. He noted that there are many different parts to the plan and they all need to be tuned together to make the plan work. These include transportation, pedestrian traffic, economic development, etc. Mr. Borders shared that this plan should provide power to other items throughout the community and explained that zoning dictates what does and does not happen in a community and that this can change over time. He shared an a series of ariel photos of Washington showing before the bypass was complete in 1997, with the bypass but without the commercial development in 1998, a photo in 2006 that showed more residential and commercial development 2006, and a photo from 2016. He explained that residential development relies heavily on zoning. Mr. Borders shared different types of residential products that he feels can improve the quality of life in Washington including a visual of two types of duplexes which he felt can be more welcoming. He also noted that certain types of buildings are appropriate in different areas in a community and different types of families might choose different types of duplexes. He defined "form-based code" as it fosters predictable results by using physical form rather than a separation of uses. He noted that zoning code could include design guidelines and have more specifics including street and building types, number of floors, percentage of builds, etc. He stated that Washington is missing "middle housing" which is multi-family housing including townhomes, duplexes, and multiplex buildings. Mr. Borders shared that these appeal to those who want to live in the community but might not want the single-family homes. He shared information about retail and noted three types of retail and explained that although there are opportunities to improve Business Route 24, just redoing the roadway is not enough. He also stated that alongside the infrastructure changes, we should encourage new businesses to develop in Washington. Mr. Borders shared that the environment of a City is something most people are interested in and that bringing buildings closer to the road, creates a sense of enclosure. He also noted that form-based code doesn't have to cover the entire community at first, but hopefully people would like it and it expands.

Commissioner Milot asked how they balance functionality with aesthetics. Mr. Borders Zach shared that walkability and pedestrian experience is a focus in functionality. He provided an example that people don't usually live near a strip mall setting but they might live near a pedestrian friendly area and may even live over a commercial business. Mr. Borders stated that a good example is the area around our square.

Commissioner Scott stated that he grew up in Bloomington but has been here from the 80s. He stated that some people don't want the community to change and others see change as progress. He also shared that you can have a great plan but if no one wants to build here, it won't work. He noted issues with limited residential areas in downtown Peoria which limits the growth of their development. Commissioner Scott stated that he would like to hear from developer's point of view. Mr. Borders said he agrees and noted that when a consulting team puts together a comprehensive plan, they complete a market analysis. He also noted the City is currently using a market analysis from 2001. He also provided information regarding the process of developing a comprehensive plan which includes a three-tiered presentation with a near-term, mid-term and long-term concept. Commissioner Burdette and Mr. Borders discussed the target areas of the plan including the excitement surrounding the upcoming bicentennial.

Mr. Oliphant shared that the City is already trying to secure funds for development of the Nofsinger/RT24, BUS24, and BUS24/McCluggage intersections which will greatly affect the City long-term. Mr. Borders stated that there will be sub areas of focus as well, including Wilmore/BUS24, The Square, Cherry Tree/Cummings, and westward to Washington Plaza. Commissioner Scott asked for clarification on the next steps and Mr. Oliphant stated that we are moving towards the public interest. He went on to share that we will have an "open house" to gather community input. It was clarified that the school districts will be involved because they help drive growth.

Old Business
Commissioner/Staff
Comments
Adjournment

None was provided.

Mr. Oliphant stated that there were no cases brought forward for the September meeting.

At 8:32 p.m. Commissioner Scott moved and Commissioner Ritter seconded to adjourn.

Motion carried unanimously by voice vote.



Valeri L. Brod, City Clerk

1 | PZC No. 1

IDEA SESSION ZONING // FORM-BASED CODE





ZACH BORDERS

Founder // Director of Planning + Design
Civic ArtWorks

WCHS Class of 1997





ZACH BORDERS

Mrs. Tennyson's Kindergarten Class





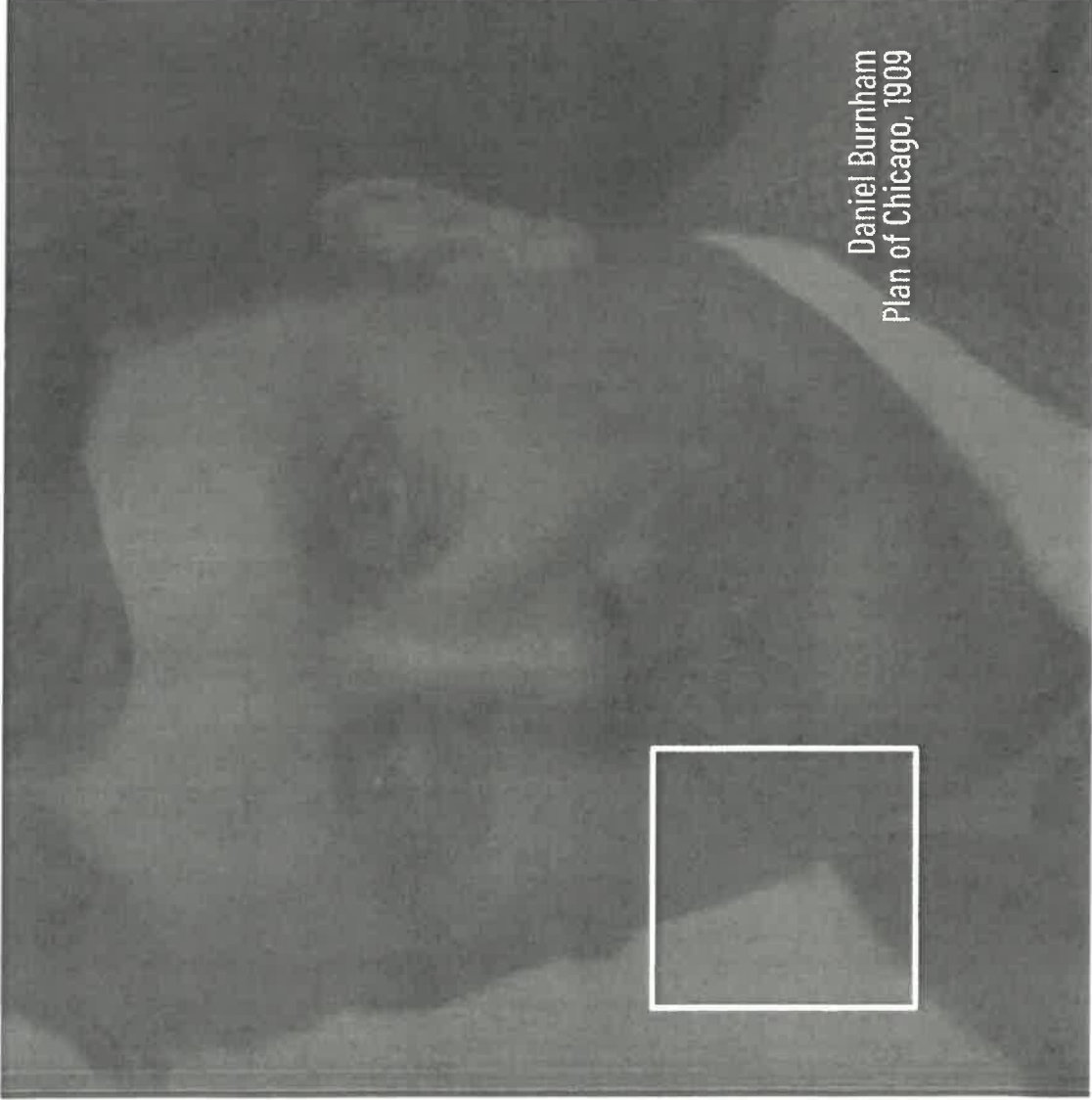
ZACH BORDERS

Inspired by the view from Mrs. Lombard's third floor art class

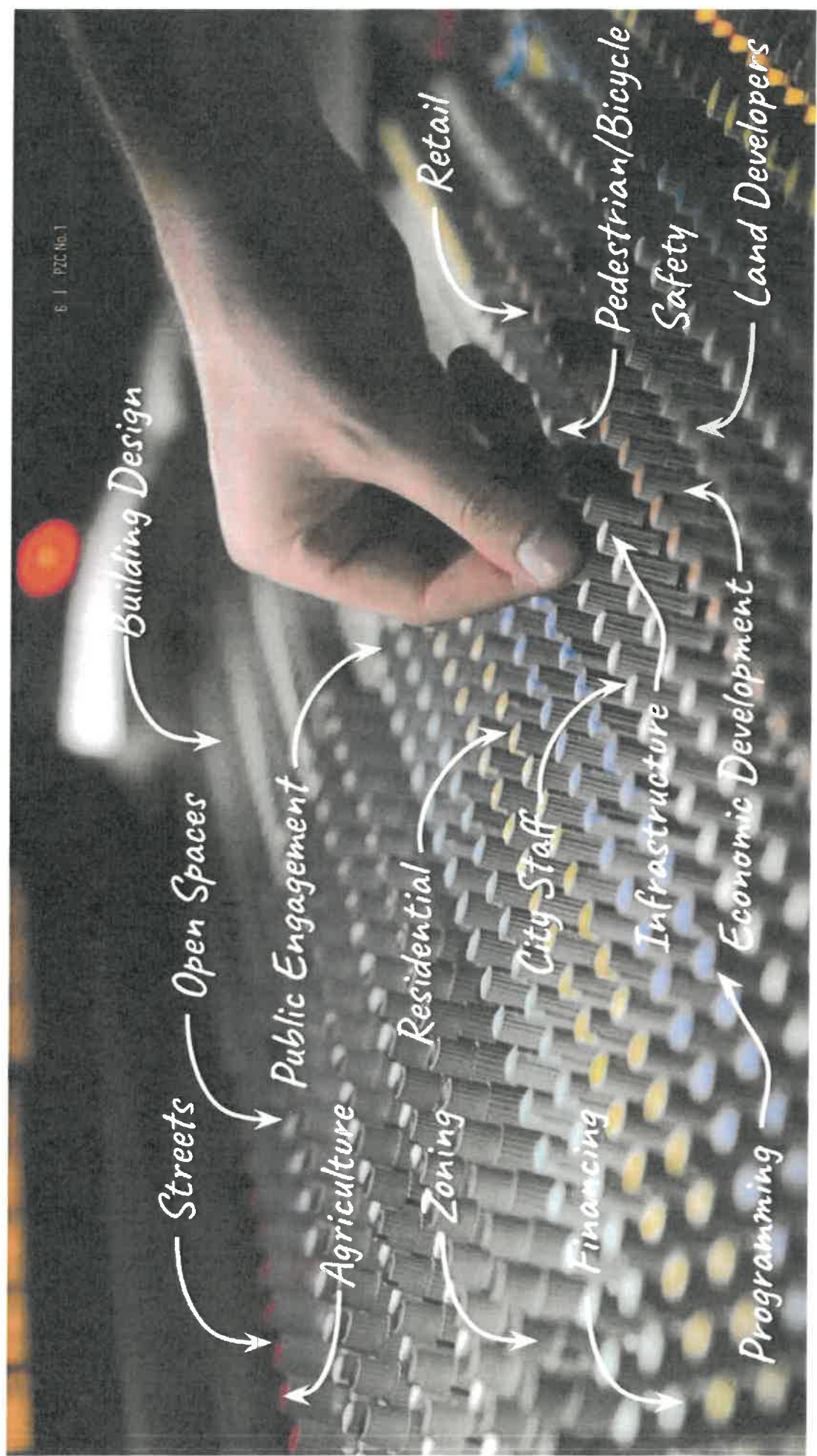


WHAT IS A COMPREHENSIVE PLAN?

Comprehensive planning is a process that determines community-wide development goals. The result balances policy, land use, economic development, and transportation for the entire city.



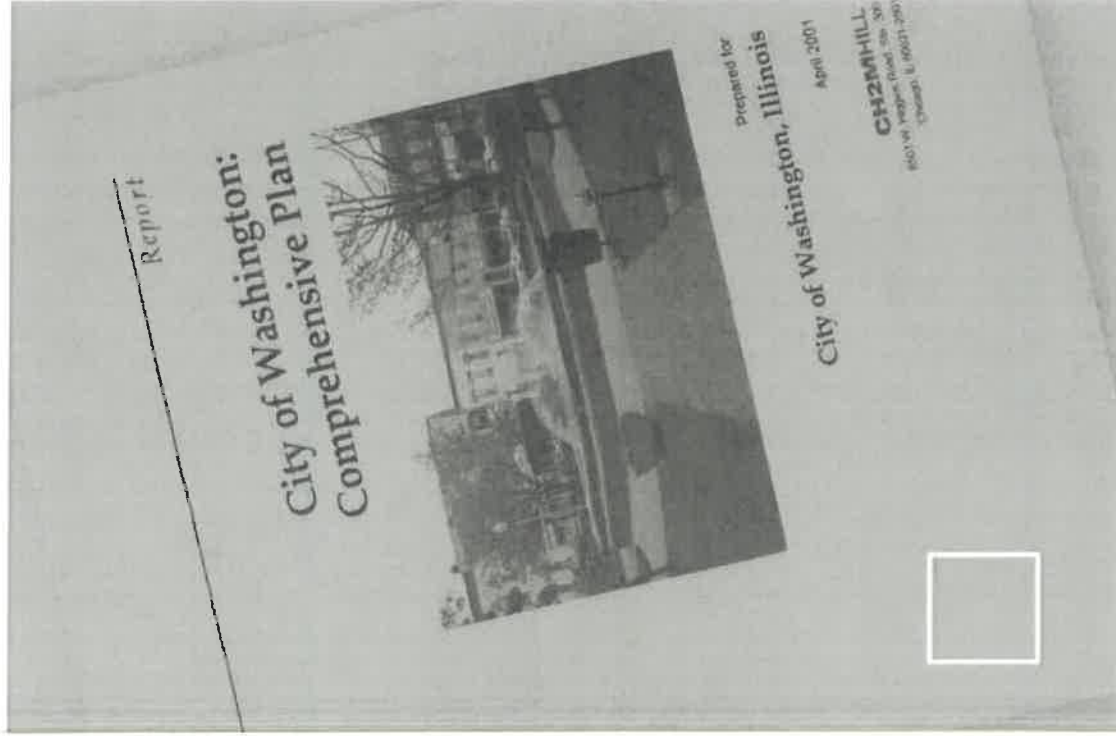
Daniel Burnham
Plan of Chicago, 1909



PAST WASHINGTON PLANS

Timeline

- 2001** Comprehensive Plan (Existing)
- 2010** Illinois Route 8 - Sunnyland Corridor Plan
- 2012** Washington Park District District-wide Comprehensive Master Plan
- 2015** ENVISION HOI: Heart of Illinois Long Range Transportation Plan
- 2017** BIKE CONNECT HOI: Heart of Illinois Regional Bicycle Plan
- 2019** Washington Square Streetscape Plan
- 2019** Transportation Priorities Plan
- 2019** The Big Table: Greater Peoria
2021-2025 Comprehensive Economic Development Strategy
- 2021** Comprehensive Plan (Update)



ZONING > < COMPREHENSIVE PLAN

The Zoning Code should be considered as a tool for implementing the vision put forth via the Comprehensive Plan.

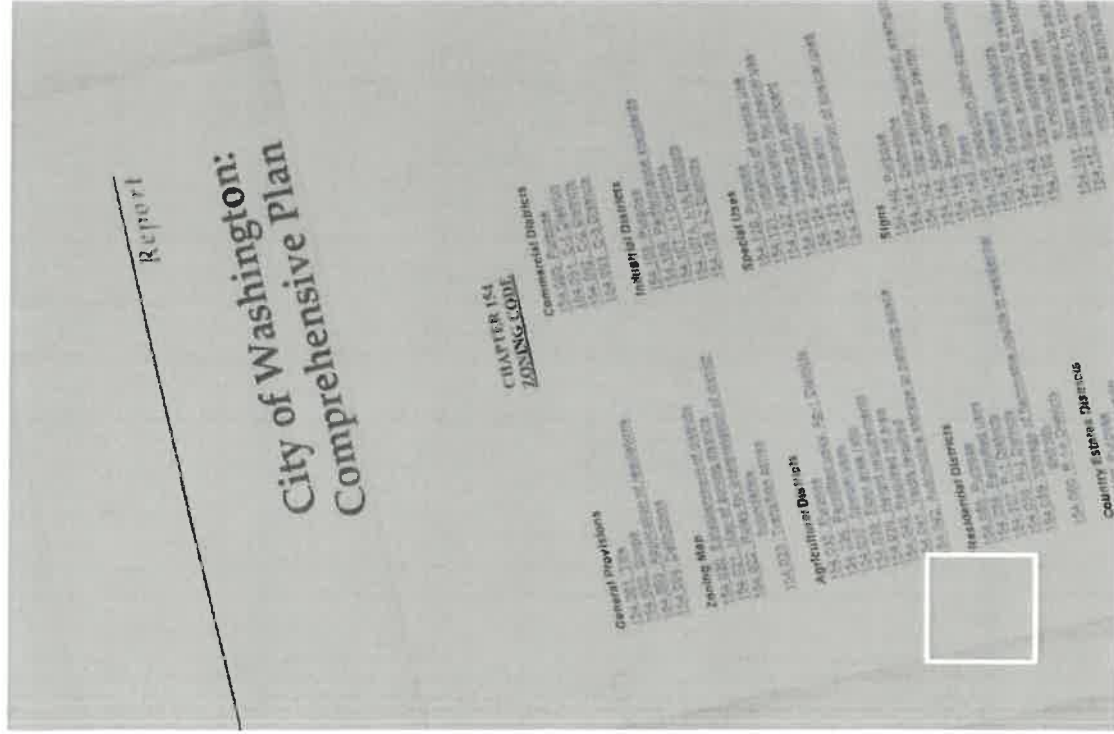
For instance:

RESIDENTIAL DISTRICTS

154.055 PURPOSE

The purpose of the residential district regulations are to provide for a range of sound residential environments and housing opportunities compatible with the Comprehensive Plan of the community, and appropriately related to the present street, highway, school, park, utility, police, fire, and other similar supporting facilities.

(Ord. 1536, passed 11-2-87



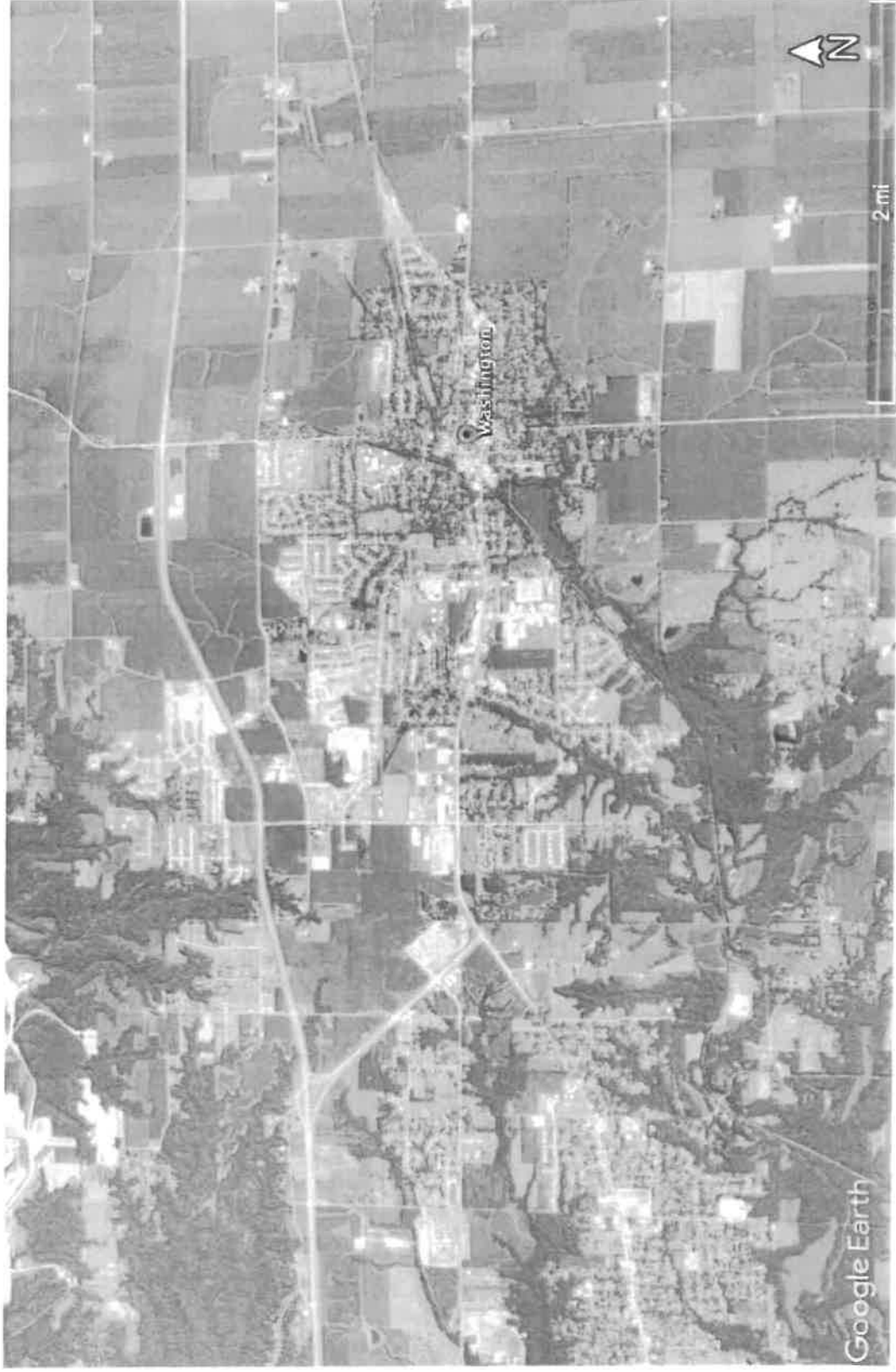
April 1994



April 1998



August 2006



June 2016



April 2001

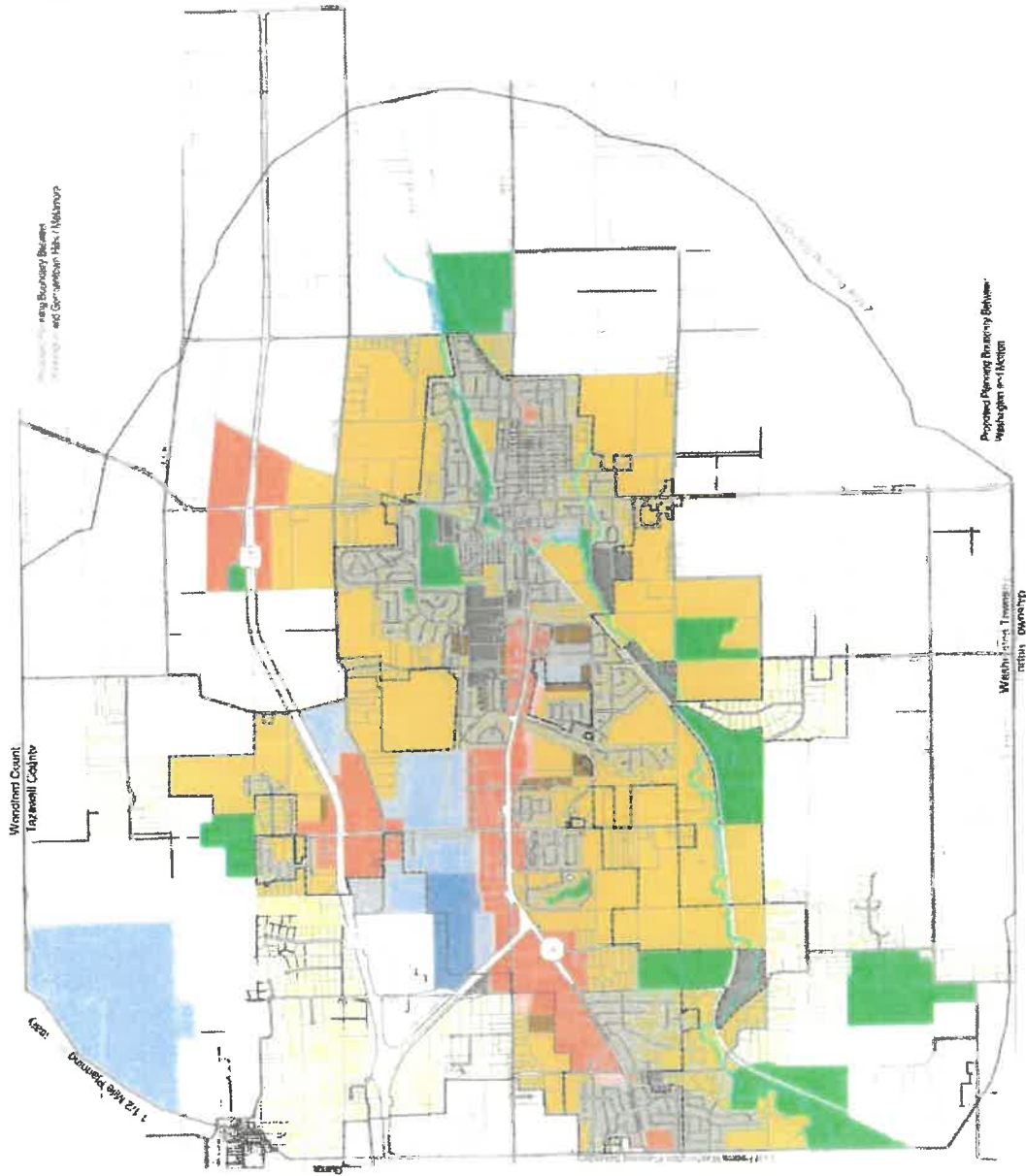
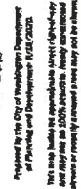


FIGURE 3-4





R1A ● // R1 ● // R2 ● - RESIDENTIAL

Permitted uses range from single-family homes to truck gardening.

R1A - Single-family

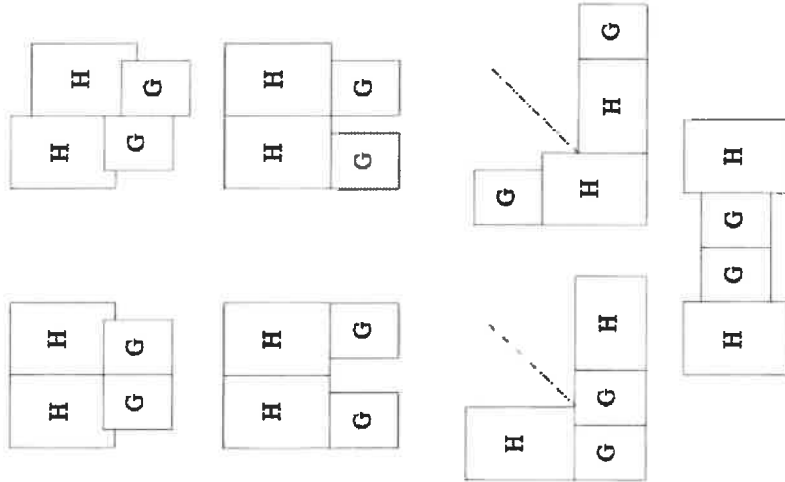
R1 - Single and Two-Family

R2 - Multi-Family

DUPLEX. A two family dwelling having touching contiguous walls (attached duplex or attached zero lot line duplex) running at least twenty-four (24) feet in length and at least twelve (12) feet in height between the dwelling units which can be one (1) or more stories in height, with each dwelling unit being accessible by its own separate exterior entrance at grade level. An attached duplex or attached zero lot line duplex shall conform to the following conditions.

- (1) Each dwelling unit in an R 1 district must have a floor area of not less than one thousand (1,000) square feet. Each dwelling unit in an R 2 district must have a floor area of not less than seven hundred (700) square feet. The areas of garages, porches, cellars and basements shall not be included.
- (2) Each dwelling unit must have no less than a four-foot (4') wide entryway on either side of the garage.
- (3) Each dwelling unit must have separate services and utilities with separate meters.
- (4) Each dwelling unit must otherwise meet the requirements of this Zoning Code, including, but not by way of limitation, lot areas, yard requirements, building heights, and accessory buildings.
- (5) Fire walls shall be required between each dwelling unit for all duplexes.
- (6) A subdivision plan dividing the lot has been approved by the City Plan Officer prior to recording a zero lot line duplex. A formal subdivision procedure shall not be required.

Acceptable duplexes include the following:





A



B

MULTI-FAMILY DUPLEX side-by-side



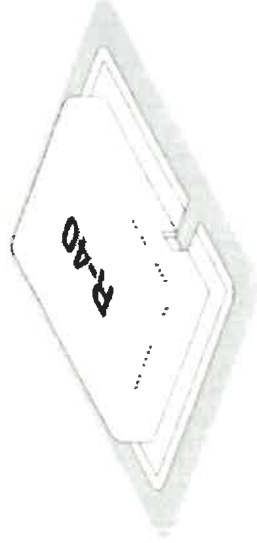
A



B

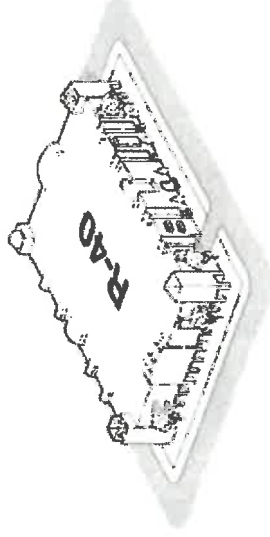
MULTI-FAMILY DUPLEX _{stacked}

ZONING



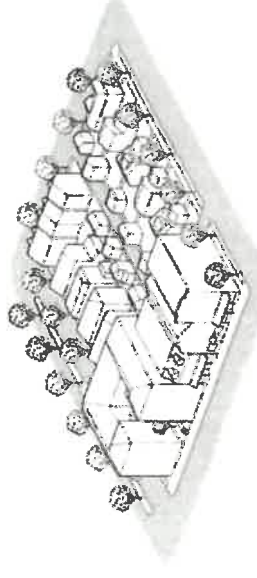
Density use, FAR (floor area ratio), setbacks, parking requirements, maximum building heights specified

ZONING + DESIGN GUIDELINES



Conventional zoning requirements, plus frequency of openings and surface articulation specified

FORM-BASED CODES



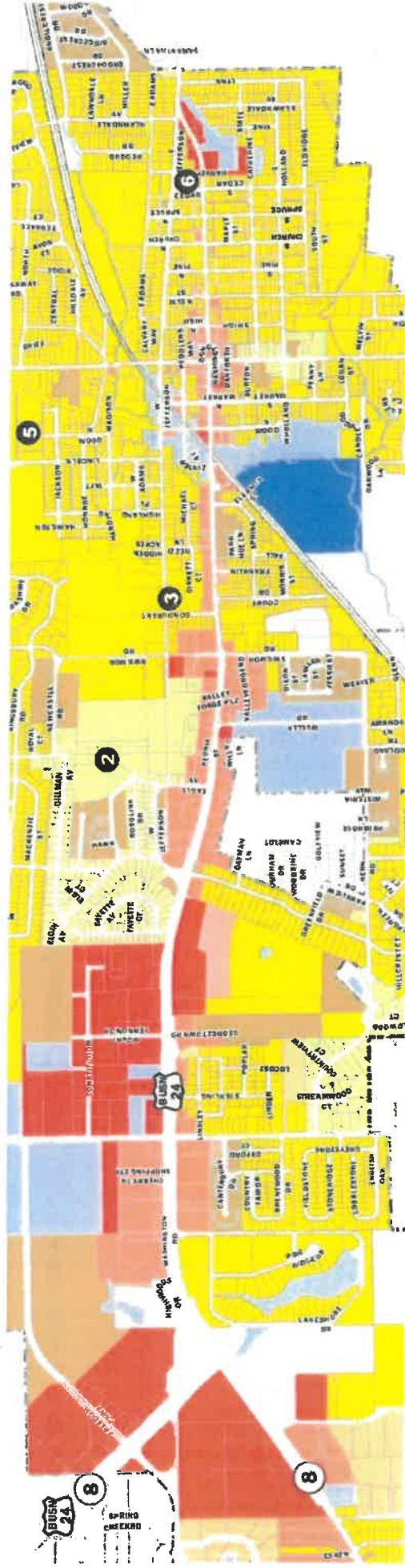
Street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified.



MISSING MIDDLE HOUSING

"Missing Middle" housing is a range of house-scale buildings with multiple units—compatible in scale and form with single-family homes.

Provide solutions along a spectrum of affordability to address shifting demographics combined with the growing demand for walkability



C1 // C2 // C3 • - RETAIL

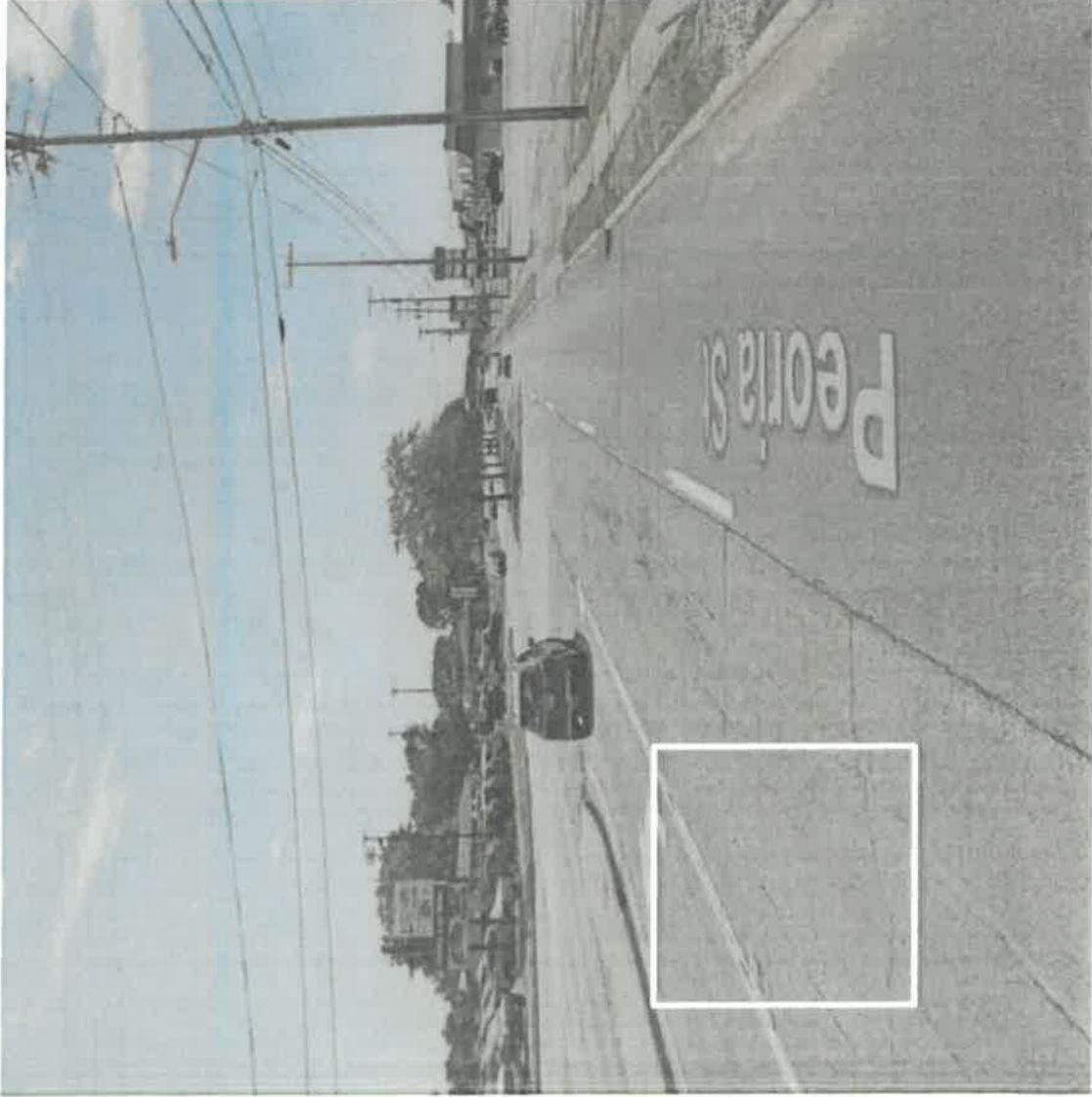
11

General retail districts are designed to cater to the needs of a larger consumer population than served by the local retail district and so are mapped typically in major shopping center locations characterized by large establishments generating larger volumes of vehicular and pedestrian traffic.

REIMAGINE USB24's CHARACTER

A once-in-a-generation project can inspire new investment.

Maintaining the status quo would be an unfortunate missed opportunity.



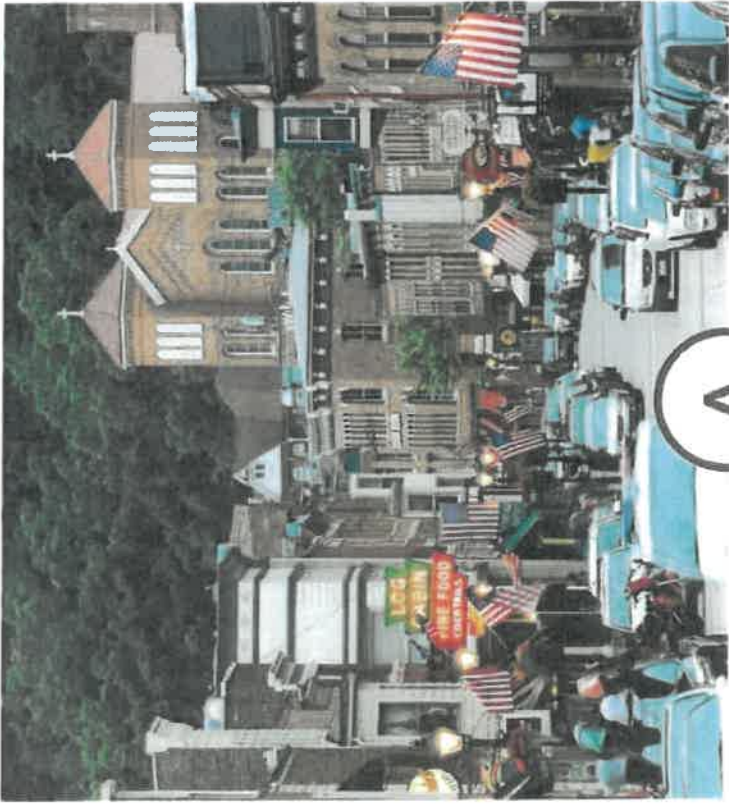


A



B

COMMERCIAL FRONTAGE Public Realm



COMMERCIAL FRONTAGE Sense of Enclosure



A



B

COMMERCIAL FRONTAGE Architectural Character

THANK YOU PLANNING & ZONING COMMISSION

