

**CITY OF WASHINGTON, ILLINOIS**  
Planning and Zoning Commission Meeting  
Wednesday, October 7, 2020  
Five Points Washington Banquet 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, Mike Burdette, Brian Fischer, Louis Milot, Tom Reeder, Hans Ritter, Lindsay Rodriguez.

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

Appv min 10/7/20                  Commissioner Reeder moved and Commissioner Ridder seconded to approve the PZC meeting as presented minutes of the September 2, 2020 Planning and Zoning Commission.

Motion carried unanimously by voice vote.

Case No.100620-V-1:              Case No. 090220-V-1 – A public hearing was opened for comment at 6:32 p.m. on the Request of Thomas and Inger Harraell of 1513 Shellbark Ct., for a 17 foot 6 inch side yard variance to construct an addition to a detached garage.

B & Z Supervisor Holmes provided a brief overview of the variance request noting the following: the zoning of Country Estates specifies a setback of 25 feet. The existing garage was constructed only eight feet from the lot line. Ms. Holmes shared that it appeared the lot line may not have been understood when the original garage was built. With the overhang of the garage addition, there would be about 7.5 feet to the lot line.

Petitioner comments: Chairman Burdette invited the petitioner to provide comments at which the petitioner explained the addition is going straight back and not towards the lot line.

Public comments: none were provided at this time.

Close Public Hearing              At 6:33 p.m. the public hearing was closed.

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

Commissioner comments: none were provided at this time.

On roll call the vote was:

Ayes: 6 Burdette, Fischer, Milot, Reeder, Ritter, Rodriguez

Nays: 0

Motion carried.

Public Hearing:  
Zoning Code Text  
Amendment

A public hearing was opened for comment at 6:38 p.m. for a Zoning Code text amendment.

P & D Director, Jon Oliphant provided a brief overview of the text amendment. Mr. Oliphant shared that the text amendment provided, would potentially help with future code enforcement activities. He clarified that the City is currently only responsible for enforcing what is in the City Code, however, if there are other regulations at a local, state or federal level, this would allow the City to make establishments aware of the compliance issue. He stated that this is not to put the burden on the City to enforce other regulations. Mr. Oliphant provided the example of a daycare business who is required to follow guidelines from DCFS and shared that if a violation were to occur and be brought to the attention of the City, the City could then address the issue with the daycare.

Petitioner comments: None.

Close Public Hearing

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

Recommend  
approval of the  
Zoning Code Text  
Amendment

Commissioner Ritter moved and Commissioner Fischer seconded to recommend approval of Zoning Code Text Amendment.

Commissioner comments: Commissioner Fischer asked if this is directed only to new business. Mr. Oliphant stated that it covers all existing business as well. Mr. Fischer requested clarification on the liability of the City. Mr. Oliphant responded that this will help the City with the ability to address issues that have been provided to the City. Commissioner Milot asked for clarification on the need when business are required to follow regulations put into place by other entities. Commissioner Reeder shared that it may help prevent the business owner from coming back on the City if a business is found to be in violation. Mr. Oliphant added that there is currently no language allowing the City to take action if a business is in violation of any regulation beyond the City Code. Mr. Ritter added the example that if a daycare were in violation of a State or federal regulation, the City could then pull their permit. Commissioner Fischer asked how often this has happened in the recent past. Mr. Oliphant shared that there has been one recently. Ms. Holmes shared that she had an issue with a restaurant not following health department guidelines. Commissioner Milot asked if this could increase the liability of the City if it does not act when it knows violation. Mr. Oliphant shared that if we know of a violation, we would have the responsibility to follow up on it.

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

Ayes: 6 Burdette, Fischer, Milot, Reeder, Ritter, Rodriguez

Nays: 0

Motion carried.

Commissioner/Staff  
Comments

Ms. Holmes provided that there is no November meeting.

Adjournment

At 6:48 p.m. Commissioner Reeder moved and Commissioner Fischer seconded to adjourn. Motion carried unanimously by voice vote.

---

Valeri L. Brod, City Clerk