

CITY OF WASHINGTON, ILLINOIS

Planning and Zoning Commission Meeting

Wednesday, May 4, 2022 at 6:30 P.M.

In a meeting room in the Washington District Library in Five Points - 380 N. Wilmor Road, Washington

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: Commissioners Burdette, Milot, Reeder and Ritter
Absent: Commissioners Rodriguez, Scott and Williams

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

Approval of the minutes Commissioner Milot moved and Commissioner Ritter seconded to approve the minutes of the March 2, 2022 meeting.

Motion carried unanimously by voice vote.

Commissioner Ritter moved and Commissioner Milot seconded to approve the minutes of the April 6, 2022 meeting that was postponed due to lack of quorum.

Motion carried unanimously by voice vote.

Item A
Public Hearing:
Request by Brent Ricketts to Rezone Mallard Crossing Commercial Park Lots 5 and 6 from R-2 to C-2

At 6:32 p.m. Chairman Burdette opened the public hearing and introduced Planning and Development Director Oliphant to share details regarding a request by Brent Ricketts to rezone Mallard Crossing Commercial Park Lots 5 and 6 from R-2 to C-2. Mr. Oliphant explained that this is continuation of an item from last month. He stated that each of the two lots have access from Cruger Road and they were originally zoned C-2, then rezoned to C-3, then rezoned to R-2. Mr. Oliphant stated that they are owned by Mr. Honegger and Lot 5 would be sold to Mr. Ricketts and Lot 6 would be sold to the parents of Mr. Ricketts. They would like to create a multi-unit, non-retail, leasable space and compared the concept to The Hub on Cummings. Mr. Oliphant provided maps in the packet and noted that other lots nearby are zoned C-2 and C-3, with the storage facility zoned I-1 and a multi-unit family property zoned R-2. Mr. Oliphant referred to them as transitional because they could be used for residential or commercial but not likely retail. Mr. Ricketts was not in attendance for questions. Commissioner Milot asked if there was a common easement and Mr. Oliphant shared that there is access between Lot 1 (Sleep Inn) and Lot 5. He also noted that there is a curb cut at the access point.

At 6:36 p.m. Chairman Burdette closed the public hearing.

No public comments were provided.

Commissioner Reeder moved and Commissioner Milot seconded to approve.

No Commissioner comments were provided.

On roll call the vote was:

Ayes: 4 Burdette, Milot, Reeder and Ritter

Nays: 0

Motion carried.

Item B

*Public Hearing:
Request by Satnam
Singh for a Reduction
of the Front Yard
Setback to Construct
a Larger Canopy*

At 6:37 p.m. Chairman Burdette opened the public hearing and introduced Planner Aaron Paque who presented a request by Satnam Singh for a reduction of the front yard setback to construct a larger canopy. Mr. Paque shared that this property is zoned C-1 which puts a restriction on the front yard size. He noted that if it were zoned C-2 or C-3 there would not be these restrictions. Mr. Paque shared that the unique canopy extends from the building which they are still determining if it is an accessory structure or a continuation of an existing structure and that this will be discussed at a later time. He recommends approval to vary from the C-1 setback and noted that they do not see any safety issues, visibility issues or impacts to the neighborhood.

Mr. Singh's daughter stated that they want to make it more convenient for the customers during bad weather.

At 6:40 p.m. Chairman Burdette closed the public hearing.

Commissioner Reeder moved and Commissioner Ritter seconded to approve.

Commissioner Ritter asked why this property was zoned C-1 and Mr. Oliphant noted there are very few properties that are zoned this way. He suspects they were zoned C-1 since 1961 and noted that most commercial properties are zoned C-2 or C-3 and have no set-back restrictions. Commissioner Reeder asked if all C-1 properties are surrounded by commercial properties. Mr. Oliphant stated that he was unsure. Mr. Oliphant explained that there are only a few others with one being City Hall. Commissioner Milot asked if the setback is from the property line, could it cause right of way issues. Mr. Paque responded no. Mr. Oliphant noted that this will be nine feet from the property line. It was also noted that the City does not yet know the full scope of future IDOT work and shared that there are many businesses on Route 24 that will be reviewed in future projects.

On roll call the vote was:

Ayes: 4 Burdette, Milot, Reeder and Ritter

Nays: 0

Motion carried.

Old Business

Mr. Oliphant shared that he has received nothing for next month.

*Commissioner/Staff
Comments*

None was provided.

Adjournment

At 6:46 p.m. Commissioner Milot moved and Commissioner Reeder seconded to adjourn. Motion carried unanimously by voice vote.