

# CITY OF WASHINGTON, ILLINOIS

## Planning and Zoning Commission Meeting

Wednesday, July 6, 2022 at 6:30 P.M.

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

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**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. A quorum was not established.

**Roll Call** Present and answering roll call: Commissioners Burdette, Ritter and Williams  
Absent: Commissioners Milot, Reeder, Rodriguez and Scott

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

**Item A**  
*Comprehensive Plan  
Land Use Discussion*

Chairman Burdette introduced Planning and Development Director Jon Oliphant who introduced Zack Borders with Civic Serve to provide a presentation regarding the Comprehensive Plan. Mr. Borders noted the presence of elected officials and public in the audience. He shared that he is the founder and director as well as a WCHS graduate. Mr. Borders explained that the comprehensive plan for Washington was last reviewed approximately twenty years ago and that this will review building design, pedestrian and vehicle combinations and financing options. He noted that the current Zoning Code dates back to 1987 and showed the current zoning map. He also noted that the map clearly shows two primary development distinctions being C2 or R1. Mr. Borders stated that there is a need to think about rural to urban transect and a transect is a cut through the community. He gave the example of cutting through Washington like a cake showing layers that extend from the urban core then to the suburban areas, then to the rural areas. He shared photos and illustrations of the different areas including "T1" where trees buffer railroad tracks, "T2" showing larger home estates and "T3" showing suburban homes with moderate setbacks that are typically single family. He noted that Washington doesn't have a lot of "T4" or general urban and the Square would be considered "T5". He also noted "T6" is more like downtown Peoria. Mr. Borders reviewed the difference of zoning vs transect, stating that zoning is birds eye view while a Transect is walking through it and how you feel it. Mr. Borders shared information regarding the current zoning for areas near RT24 and how these areas might be addressed with T-zones rather than the current zoning. He addressed differences with setbacks, traffic, parking and building characteristics. Mr. Borders compared the differences between CVS and the Square as an example, noting that they are zoned the same but are characteristically different. Mr. Borders introduced the concept of "smart code" and noted that our current code has over 1,000 pages but smart code is far fewer pages with greater flexibility. He shared how a park in a T1 zone would differ than a park in a T5 zone. Mr. Borders went on to share that Washington Plaza could become a Suburban Retrofit which could include filling some of the parking spots with other buildings or greenspace. He also noted greenspace could help with run off issues. Commissioner Burdette asked if the T-zones provide more information in a precise way with fewer documents. Mr. Borders clarified that it does. Commissioner Burdette

and Mr. Borders discussed grandfathering in some zoning as well as encouraging multi-family in urban centers, not in the periphery.

Mr. Borders shared that this isn't the concept that they started with but instead it was developed. He went on to state that if Washington Plaza could do one thing to improve, they would utilize their parking areas as usable space instead of empty parking spaces. This could be done by adding greenspaces because this brings outside businesses and small events. He noted that over time, this would bring more development. Mr. Borders shared that Washington Plaza is currently zoned C2 but character could be brought in using the T-zones.

Commissioner Ritter clarified that consistency and predictability are the key elements. Mr. Oliphant noted that most zoning codes are overburdensome and used parking as an example. He shared that our code places a focus on minimum parking spaces and worse case scenarios. He noted that more people are shopping online and the amount of parking is no longer needed.

Mr. Borders gave the example of parking near the new brewpub development in contrast to Kroger.

The execution of developing the T-zones was briefly discussed and Mr. Borders suggested layering this concept over US24 to start, showing the work needs to be done on both land use and transportation.

Mr. Oliphant shared the need to show that this will help encourage developments making the process easier.

An audience member shared that as she goes through a town, she is attracted to areas where you can identify planning and if she were looking to move to an area, she would look for this.

Mr. Borders noted the successful planning in Peoria Heights and the energy that is there now that wasn't there before.

**Old Business**

Mr. Oliphant shared that they will continue the Comprehensive Planning discussion at next month's meeting.

Mayor Manier, who was in the audience, suggested reaching out to the new owners of Hillcrest Golf Course and Mr. Borders agreed.

**Commissioner/Staff  
Comments**

None provided

**Adjournment**

At 7:24 p.m. Commissioner Ritter moved and Commissioner Williams seconded to adjourn. Motion carried unanimously by voice vote.

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Valeri L. Brod, City Clerk