

CITY OF WASHINGTON, ILLINOIS

Planning and Zoning Commission Meeting

Wednesday, July 5, 2023 at 6:30 P.M.

Meeting Room in Washington 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. A quorum was established.

Roll Call *Present:* Commissioners Burdette, Ritter, Scott, Williams
Absent: Commissioner Milot, Reeder, Shelton
Also present: Planning and Development Director Oliphant, City Clerk Brod and City Attorney Derek Schryer

Approve Minutes Commissioner Scott motioned, and Commissioner Ritter seconded to approve the meeting minutes from the June 7, 2023, as presented. Motion carried by voice vote.

Public Comments None provided.

Public Hearing
Item A: Daniel and Sarah Adams for a 15-foot yard setback variance at 1601 Timber Rail

At 6:31 p.m., Commissioner Burdette opened the public hearing to consider the variance request of Daniel and Sarah Adams for a 15-foot yard setback variance at 1601 Timber Rail. Planning and Development Director Oliphant shared details regarding the request. He noted that 15-foot set back is on the south side of the property which is currently owned by the Marshalls but they will sell it to the Adams if this request passes. Mr. Oliphant also noted that the application references to a 20-foot setback but there is a utility easement where nothing will be built, so they reduced the requested footage. Mr. Oliphant shared that this is when the final Steeplechase plat was approved, they included the possible extension of Guth Road and that would have made this a corner lot. Mr. Oliphant noted that the standard right-of-way is 60 feet and this is 80 feet. He said if the road were constructed, they would not likely need that full 80 feet of width. Mr. Oliphant shared that the Adams would like to build a ranch home on the lot. Mr. Adams, the requester, shared a sketch of the proposed dwelling on the lot. Mr. Oliphant noted that the subdivision is zoned R-1A and this lot is slightly over .5 acres. He also stated that it would be recommended to set the structure back to match the other homes in the area. He also doesn't feel this will impact any passing vehicles. Mr. Adams was present and shared that this is acting like a corner lot but it is not a corner lot right now. He noted there is no sight triangle with how the house is situated on the lot and this is consistent with the other homes.

At 6:36 p.m., Commissioner Burdette closed the Public Hearing. Commissioner Ritter motioned to accept the request; Commissioner Scott seconded.

Commissioner Scott clarified that the 10-foot utility easement is on the property not next to the property. They noted that the proposed driveway will be fine as proposed. Commissioner Burdette stated that he viewed the lot and asked if a neighbor is currently mowing it. Ms. Hasten, who was present in the audience, shared that they pay to have that easement mowed. Mr. Oliphant clarified that the 7.5 feet is a soft recommendation but the 15-foot request will not impact any life safety of future vehicles. Commissioner Scott clarified that a standard 34-foot street provides extra room and a 20-foot setback would not be out of the norm.

On roll call the vote was:

4 Ayes: Burdette, Ritter, Scott and Williams

0 Nays:

Motion carried.

Public Hearing
Item B: Protea Place LLC, to rezone land on Washington Road west of Cummings Lane from C-2 to R-2

At 6:38 Commissioner Burdette opened the public hearing to provide details regarding a request of Protea Place LLC, to rezone land on Washington Road west of Cummings Lane from C-2 to R-2. Mr. Oliphant explained that the City received the application that would allow for the future construction of 56 multi-family units along Business Route 24 from general retail to multi-family residential. He noted that there are five properties that make up the 11.678 acres. The rezoning would affect the southern portion of this area. Mr. Oliphant explained that this is a

high traffic point in the City which is attractive on the northern part but not as much the southern part. Mr. Oliphant shared a document in the packet that detailed a dedicated 250-foot strip of roadway for Lakeshore to ingress/egress their property. That access point is as close to US24 as possible. Mr. Oliphant feels the downside of the commercial development pertains to the speed of traffic coming around the bend on US24, which could be challenging without a stoplight. Mr. Oliphant shared that since COVID the City has seen a demand of non-commercial development as people are working from home. He noted that C-2 allows for commercial on the ground floor with residential above. He explained that this would be a residential multi-family development on the south side, separate from the commercial use. He noted the variety of zoning designations in the area and shared that the Comprehensive Plan deems this property as "flexible uses". Mr. Oliphant shared that they would like to include language that would require the land to be subdivided within a year and if not done, it would revert to its current classification. The CEO of Lehman Property Management Company was present and explained that these would be two-bedroom, two-bathroom higher-end units. They recently opened a similar development in Morton and in Pekin. Rent would be \$1,400 and above for a unit.

Commissioner Burdette opened the hearing to public comments.

Lisa Uphoff, president of Westlake Management Corporation shared their primary concerns are increased traffic and liability concerns with the lake. They are also concerned with increased garbage. She stated that Ameren destroyed the natural barrier between them and Stonegate and since that has happened, they have seen more garbage. They would like some type of fence or barrier to keep out people and garbage. They would also like signage directing people away from their neighborhood.

Mark Heiser from Pine Ridge Drive shared his concern that they take in all the water surrounding the lake. He feels there will be more runoff to their lake and asked if there will be some retention to slow the water.

The developer shared that they have included retention in the plans.

Mr. Heiser asked if there will be a filter system and the developer stated that they want to be a good neighbor and want to address those concerns.

A gentleman who did not identify himself talked about the rate of flow of water.

Brian Tompkins, president of a nearby condo association, shared his concern regarding a trash barrier and sound barrier. He stated that they have seen more trash in the area as well and they would also like a barrier to prevent people from crossing from the new development to their property. He stated that they don't want bicycle traffic cutting through between buildings.

Barb Spring from Lindsley Street is concerned with the entrance on Westlake and the road being able to handle the equipment coming into the road.

Becky Holmes from Westlake asked if they will have to do streetside and parking lot landscaping. Mr. Oliphant confirmed that they will.

At 6:55 p.m., Commissioner Burdette closed the Public Hearing. Commissioner Scott motioned to accept the request; Commissioner Ritter seconded.

Commissioner Scott clarified that the private road would be maintained by the developer and wondered if it would have access to the commercial properties on the other side. The developer shared that it will. Mr. Oliphant shared that the first 250 feet of the road is public and the rest is private and the new access point would be within the 250 feet of public roadway. Commissioner Scott and Mr. Oliphant clarified that the 250 feet of roadway would be the responsibility of the city. Commissioner Ritter noted the concern for increased wrong way traffic. The location of the detention pond was discussed. Commissioner Burdett noted construction equipment may come in a different way than Lakeshore. It was clarified that multi-access points would not be on US24 and a cul-de-sac on the development was suggested. Mr. Oliphant shared that IDOT would allow for a right in/right out entrance on US24 but the access point on Cummings would be a full intersection. Commissioner Scott verified that a traffic study will be required. He also noted that the run-off will be addressed.

Mr. Tompkins stated that they have a high water table and wondered if there would be a seal put in to prevent ground water movement. He stated that there is an underground stream and they get frequent standing water. Commissioner Scott noted the detention ponds can be designed so water doesn't flow that direction.

On roll call the vote was:

4 Ayes: Burdette, Ritter, Scott and Williams

0 Nays:

Motion carried.

New Business Mr. Oliphant stated that there will be an August meeting.

**Commissioner/Staff
Comments** None were provided.

Adjournment At 7:04 p.m. Commissioner move Scott; Commissioner Ritter seconded to adjourn.
Motion carried by voice vote.

Valeri L. Brod, City Clerk

DRAFT