

CITY OF WASHINGTON, ILLINOIS
Planning and Zoning Commission Meeting
Wednesday, July 7, 2021
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	<p>Present and answering roll call were Commissioners, Burdette, Milot, Reeder, Rodriguez, Williams</p> <p>Absent were Commissioners Ritter and Scott</p> <p>Also present was P & D Director Jon Oliphant, Planner Aaron Paque, City Clerk Valeri Brod, City Attorney and Press.</p>
Appv min 5/5/21 PZC meeting as presented	<p>Commissioner Reeder moved and Commissioner Milot seconded to approve the minutes of the June 2, 2021 Planning and Zoning Commission.</p> <p><u>Motion carried unanimously by voice vote.</u></p>
Revised Preliminary Plat Discussion - Trails Edge Subdivision, Sections 9-10	<p>Planning and Zoning Director Jon Oliphant shared details about the proposed revisions to the Trails Edge Subdivision Preliminary Plat for Sections 9 and 10. It was noted that the original plat was approved in 2001 and sections 8-10 were added in 2014. The sections were then subdivided into 37 lots. The current plan has 38 single family lots. Mr. LaHood is seeking approval of a preliminary after what he felt was a good meeting last month. He stated that he shared their email addresses for concerned residents but didn't receive any email responses. He now feels that he came up with a good compromise that he hopes will make everyone happy. Commissioner Burdette noted that the original 38 lots changed to 22 single family and 15 duplexes and Stephanie Court will now connect with Debates. Commissioner Burdette then opened the floor for public comment.</p> <p>Beth Black on Patricia thanked everyone for their time and stated that the last meeting showed that many people had concerns. She shared a packet of information assembled by concerned residents that is attached and made part of these minutes.</p> <p>Ms. Black shared that the current duplexes are indicated in black and additional proposed duplexes are in red. She stated that the number of duplexes in the neighborhood will nearly double and that these lots are smaller than the rest of the neighborhood. Ms. Black shared "Exhibit B" as part of the Trails Edge Covenants. She stated that there are no current restrictions except lots 213-233 in Section 5 and that the rest of the lots are to be used for single family only. She went on to note that as the neighborhood expanded, the regulations increased and that stormwater management was started in Section 6. She noted that the May memos stated that Sections 9 and 10 pose water runoff issues due to being flat and that many are already experiencing water issues in this neighborhood and Devonshire. She asked why would one bother with restrictions and zoning maps if they can be changed and stated that the proposed plat only benefits the developer but impacts more than 300 families.</p> <p>Mr. McIntyre who lives on Kingsbury stated that this changes the whole landscape of the community and said that this isn't the plan everyone wanted after the 2013 tornado. He stated that single family houses in this area sell quickly and this goes against the style of neighborhood. Mr. McIntyre also stated that this causes an issue with traffic safety and adds expenses to city due to water runoff management. He asked that the plat not be approved until a water runoff study is completed as well as the complete a traffic study due to increases in traffic. Mr. McIntyre stated that this will be at the expense of all residents and stated that drainage ponds might need to be added at more expense to the city.</p> <p>Jenny Swanson who resides on Debates asked to look at larger impacts on the whole city. She stated that her neighbors are already faced with sewer back-ups. She went on to state that at a previous Committee of the Whole meeting, water issues were discussed and a study with the additional driveway square footage should be included. She requested that the water study</p>

to be done with this plat map to look for changes. Ms. Swanson noted that during Comprehensive Planning sessions, it was determined that this type of housing is needed but wants to review the effects on school. She noted that enrollment is increasing and the current 5th grades classrooms will have 30 students in each room and wondered about additional expenses in the future with school expansions and referendums. She shared that they have a petition with over 200 signatures and that many homeowners picked this neighborhood twice, once at first then again after the tornado.

Dave Jane, who resides on Debates, shared that they lived in Lake Zurich, IL., and while there a storm flooded homes through window wells creating a great loss. He shared that the last rain gave them a significant amount of water and he doesn't want to chance it again with more real estate, driveways and roofs. He stated his approval for the original plan.

Joe LaHood, developer, shared that Phase 5 was originally supposed to be mostly duplexes. An unidentified resident stated that homes sell within days and Mr. LaHood shared that new construction sales are different than existing home sales. Mr. LaHood shared that a traffic study was completed. It was noted that the property could be sold and something else can be developed and the previous preliminary plat was done by a different developer. Mr. LaHood shared that he is now the developer after his dad no longer wanted the area. A brief conversation between residents occurred concerning traffic impacts, who the developer works for and where the developer lives. It was noted that the zoning requirements are for single and two-family homes and this meets every code and regulation. One resident shared that she built in 2019 and received covenants signed by the previous developer. Multiple conversations took place between residents.

Commissioner Milot asked for clarification about the water issue and asked about the impact of more driveways with duplexes. Mr. LaHood shared that the development will help convey the water and control it and the current development will queue the water in the road until the storm system can catch up.

Katie Beale interjected that she lives in Felcker's Addition and this will affect them. Further conversation regarding drainage issue took place including the adjustments to the road to help control water.

Commissioner Milot asked if the alternative is to build nothing and noted that 3 car garages will also gain more impermeable surfaces to which Mr. LaHood shared that it will be between a 5-10% increase. Mr. LaHood shared they have designed for a 100-year event.

A brief conversation took place regarding the size specifications for the lots and square footage of the structures. Mr. LaHood shared that these are larger than the Eagle Point condos.

Commissioner Burdette expressed his appreciation that the LaHoods have been very open and honest and stated that he is disappointed to hear that no one emailed the LaHoods after being invited. It was noted that this development could start this fall.

A few residents shared reasons why they did not reach out to the LaHoods.

Commissioner Reeder asked if water engineering is set or will it be looked at in more detail. Mr. LaHood stated that the water has been designed along with the City Engineer and that it was shared with the Public Works Committee and the Committee of the Whole.

Commissioner Milot asked if they are to follow pre-existing covenants. It was noted that these won't vary from current neighborhood.

A resident asked if these will be rentals and Mr. LaHood stated they now anticipate selling some of the lots to neighbors.

Commissioner Burdett asked Mr. Oliphant if the Planning and Zoning Commission has the discretion to vote. Mr. Oliphant noted that this meets all zoning codes which takes away any power from the group.

Stan who resides on Patricia asked why they said they haven't started the covenants and Mr. LaHood shared that the covenants and restrictions are adopted when the final plat is recorded. Stan stated that his biggest concern is water drainage and he shared that he wouldn't want to be next to a duplex, but concentrating them in the center is good.

A brief conversation took place about the timing of the approval process.

Ms. Crosby who lives on Grandyle stated the city is spending a lot of tax payer money for a water study.

Commissioner Rodriguez said that as a recent home sale, they received feedback that their house is too close to other houses and people want more space and noted that the market may have changed since the development first started.

An active conversation took place between residents and the developer.

Mr. LaHood noted his compromises and shared that he is from the area and loves Washington and he does not want to hurt the neighborhood.

Jen Swan who resides on Debates shared her appreciation that they are willing to compromise but notes many are still not happy with what is proposed and if they can find something that works, they will welcome it.

Commissioner Burdette explained that voting for the Preliminary Plat could be tabled until a water study could be completed.

Commissioner Milot moved to accept the revised Plat as presented, it was not seconded.

Commissioner Burdette explained that the Planning and Zoning Commission does not have the ability to *not* approve the Plat because it meets all requirements.

Commissioner Milot moved and Commissioner Reeder seconded to accepted the revised Plat.

Ayes: 2 Burdette, Milot

Nays: 2 Rodriguez, Williams

Abstain: 1 Reeder

Motion failed

City Attorney Derek Schryer clarified that the motion failed due to lack of a majority vote.

Old Business

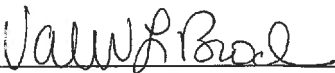
None.

Commissioner/Staff
Comments

None.

Adjournment

At 8:32 p.m. Commissioner Milot moved and Commissioner Williams seconded to adjourn.
Motion carried unanimously by voice vote.



Valeri L. Brod, City Clerk