

CITY OF WASHINGTON, ILLINOIS

Planning and Zoning Commission Meeting

Wednesday, March 1, 2023 at 6:30 P.M.

In a meeting room in the 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 6:47 p.m. A quorum was established.

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

Approve Minutes Commissioner Milot motioned, and Commissioner Williams seconded to approve the meeting minutes from the February 1, 2023, as presented. Motion carried by voice vote.

Public Comments None provided.

Public Hearing At 6:48 p.m., Commissioner Burdette opened the public hearing to consider a Request by
Request WACR WACR Properties, LLC, to Rezone 115 N. Cummings Lane from I-1 to C-3.
Properties to rezone P&D Director Oliphant explained that Core and Main occupied the property previously but
115 N. Cummings Lane moved to a new location. He shared that pending approval a development would include a restaurant and a future retail use. He also shared that Core and Main occupied the property since about 1970. Mr. Oliphant stated that the property zoned I-1 is the only property in that area except for a parcel near the Uftring lot. All other properties in that area are zoned C-2 or C-3 and have some commercial use on the properties. This property is about 3.2 acres, has a primary access on Cummings and a secondary means to access from Essig Drive. Mr. Oliphant noted that this request is consistent with the comprehensive plan, for general commercial and is consistent with the other properties. He shared that they would like to demolish the current building and start clean. He also shared that the City can then review any stormwater or drainage concerns. Mr. Oliphant introduced Mike Seghetti who is representing the applicant. Mr. Seghetti feels this is an appropriate zoning for the lot and stated that he can answer any questions. Chairman Burdette closed the public hearing at 6:54 p.m.

Commissioner Milot motioned to accept the requests; Commissioner Williams seconded.

Chairman Burdette stated that this seems like an appropriate change.

On roll call the vote was:
4 Ayes: Burdette, Milot, Ritter and Williams
0 Nays:
Motion carried.

New Business Mr. Oliphant stated that they may not have an April meeting and he will keep anyone informed.

Commissioner/Staff Comments None were provided.

Adjournment At 6:54 p.m. Commissioner Milot moved; Commissioner Williams seconded to adjourn.
Motion carried by voice vote.


Valeri L. Brod, City Clerk