

CITY OF WASHINGTON, ILLINOIS

Planning and Zoning Commission Meeting

Wednesday, January 3, 2024 at 6:30 P.M.

Washington Fire Department Training Room - 200 N. Wilmor Road, Washington

Call to Order Chairman Louis Milot called the regular meeting of the City of Washington Planning and Zoning Commission to order at 6:40 p.m. A quorum was established.

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

Approve Minutes Approve Meeting Minutes from November 1, 2023 Planning and Zoning Commission Meeting

Public Comments None provided.

Public Hearing At 6:42 p.m., Commissioner Milot opened the public hearing to consider a request by B.A. Bodner Co., LLC, to rezone two parcels near Centennial Drive, McClugage Road, and Spring Creek Road (the "Subject Properties") from the R-1A District to the C-2 District
Item A: Rezone Two Parcels Near Centennial Dr., McClugage Rd., and Spring Creek Rd., from R-1A to C-2

The petitioner, Mr. Bodner and Devon Birch were present. Planning and Development Director Oliphant shared that the City council approved the annex of these properties which were previously unincorporated. Mr. Bodner has a pending purchase agreement from the Haags and if the rezoning is approved, the acquisition will occur shortly after. Mr. Bodner has plans to develop the property. The Haags currently own the property totaling 10.63 acres which is divided into two parcels that are 2.21 and 8.42 acres. Mr. Bodner desires to develop them for commercial use but does not have solid plans yet. Traffic counts in the area are high and access to utilities is available at the nearby intersection. Sewer would need to be contended with later on. This is good match to comp plan.

Mr. Bruce Bodner shared that he is from Indianapolis and has a home in Chicago. His family started a business in 1924 in Indianapolis. His approach is to build and own retail buildings with a small number of multifamily options as well. This site has been elevated by Stark using soil from the extension of Freedom Parkway and from a retailer's standpoint this is very positive when attracting customers. This is a great location for retail because it is already established in the area. He shared that he deals with national retailers and would like a quality development. He also likes the idea of holding these forever and not selling them. He shared that he has done a number of CVS drug stores and they have been well received. He opened to receive questions from commission.

Commissioner Scott motioned to accept the rezoning; Commissioner Reeder seconded.

Commissioner Scott asked for clarification between the need for a C-2 vs. a C-3 designation. He noted that anything accepted on C2 can be on a C3 but not the other way around. He asked if this will limit the development of the smaller parcel. Mr. Oliphant explained that once they start the engineering process they could come back and ask for a rezone if needed. Commissioner Ritter asked the requester who might develop there. Mr. Bodner shared that Sherwin Williams has expressed interest and he has also worked with CVS. He shared that he concentrates on stand-alone companies which he feels is typical for this area. He feels the trend in retail is smaller buildings that have more end units instead of longer buildings like strip malls. Commissioner Milot asked about the pending purchase. It was clarified that the change is requested by Mr. Bodner with consent of the current land owners.


At 6:49 p.m., Commissioner Milot closed the public hearing.

On roll call the vote was:
4 Ayes: Milot, Reeder, Ritter, Scott
0 Nays:
Motion carried.

New Business Mr. Oliphant shared that there are no current items for the February agenda but there are a few more days to file. Commissioner Scott noted that he will not be able to attend the February meeting.

Commissioner/Staff Comments None were provided.

Adjournment At 6:54 p.m. Commissioner move Ritter; Commissioner Scott seconded to adjourn.
Motion carried by voice vote.



Valeri L. Brod, City Clerk