

**CITY OF WASHINGTON, ILLINOIS
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, JULY 5, 2017
WASHINGTON DISTRICT LIBRARY
380 N. WILMOR ROAD – 6:30 P.M.**

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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 meeting room at Washington District Library. |
| Roll Call | <p>Present and answering roll call were Commissioners, Rich Benson, Mike Burdette, Brian Fischer, Louis Milot, and Tom Reeder. Commissioners Steve Scott and Doug Weston were absent.</p> <p>Also present was P & D Director Jon Oliphant, B & Z Supervisor Becky Holmes and City Clerk Pat Brown.</p> |
| Appv min 6/7/17 PZC meeting as presented | Commissioner Fischer moved and Commissioner Benson seconded to approve the minutes of the June 7, 2017 Planning and Zoning Commission meeting as presented. <u>Motion carried unanimously by voice vote.</u> |
| Public Hearing: front yard variance request, Wesley Campbell, 1004 W. Jefferson Street | <p><u>Case No. 070517-V-1</u> – A public hearing was opened for comment at 6:30 p.m. on the request of Wesley Campbell for a front yard variance at 1004 W. Jefferson Street. Publication was made of the public hearing notice, and there were two “interested parties” registered.</p> <p>B & Z Supervisor Holmes gave a brief overview of the variance request noting the following: the petitioner is requesting a 6’ front yard variance in order to construct a deck on the front of the house, replacing an existing concrete porch, creating a 19’ front yard; and the front yard setback requirement is 25’.</p> <p>Petitioner comments: None.</p> <p>Public comments: None.</p> |
| Close Public Hearing | At 6:31 p.m. the public hearing was closed. |
| Approve Case No. 070517-V-1, variance request | <p>Commissioner Milot moved and Commissioner Fischer seconded to approve the variance request as presented.</p> <p>Commissioner comments: Several Commissioner’s commented on how nice the addition will be to the home.</p> <p>There was no additional discussion and on roll call the vote was: <u>Ayes: 5</u> Reeder, Burdette, Benson, Fischer, Milot <u>Nays: 0</u> <u>Motion carried.</u></p> |
| Finding of Facts | <u>Findings of Fact</u> – application was made by owners of property; fees were paid; property is zoned R-1; 6’ front yard variance request to allow construction of a deck on the front of the house, replacing an existing concrete porch. A public hearing was held on Wednesday, July 5, 2017, all present were given the opportunity to be heard; there were no ‘interested parties’; there was no objection to the granting of the variance; property cannot yield a reasonable return because the existing porch is dilapidated; plight of the owner is due to unique circumstances as the property has 8’ less frontage than the neighboring properties to the west; and character of the neighborhood would not be changed as the front line of the deck would be the same as the house to the west at 1010 W. Jefferson Street. |
| Commissioner Comments | None. |
| Staff Comments | P & D Director Oliphant reported that the previously heard Sleep Inn sign variance was recently denied by City Council. He and B & Z Supervisor Holmes shared that there will not be a meeting in August. |
| Adjournment | At 6:33 p.m. Commissioner Milot moved and Commissioner Reeder seconded to adjourn. <u>Motion carried unanimously by voice vote.</u> |

Patricia S. Brown, City Clerk