

**CITY OF WASHINGTON, ILLINOIS  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, APRIL 4, 2018  
WASHINGTON DISTRICT LIBRARY  
380 N. WILMOR ROAD – 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 the meeting room at Washington District Library.
Roll Call	<p>Present and answering roll call were Commissioners, Mike Burdette, Brian Fischer, Louis Milot, Tom Reeder, Joe Roberts, Steve Scott, &amp; Doug Weston.</p> <p>Also present was P &amp; D Director Jon Oliphant, B &amp; Z Supervisor Becky Holmes and City Clerk Pat Brown.</p>
Appv min 3/7/18 PZC meeting as presented	<p>Commissioner Milot moved and Commissioner Reeder seconded to approve the minutes of the March 7, 2018 Planning and Zoning Commission meeting as presented.</p> <p><u>Motion carried unanimously by voice vote.</u></p>
Public Hearing: front yard variance request, Blair Williams, 301 Lynn Street	<p><u>Case No. 040418-V-1</u> – A public hearing was opened for comment at 6:30 p.m. on the request of Blair Williams for a front yard variance at 301 Lynn Street. Publication was made of the public hearing notice, and there were no “interested parties” registered.</p> <p>B &amp; Z Supervisor Holmes gave a brief overview of the variance request noting the following: the petitioner is requesting a 3’ front yard variance in order to allow the construction of a front porch that will project out from the house 10’ leaving a 22’ 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 6:30 p.m. the public hearing was closed.
Approve Case No. 040418-V-1, front yard variance request	<p>Commissioner Scott moved and Commissioner Milot seconded to approve the variance request as presented.</p> <p>Commissioner comments: B &amp; Z Supervisor Holmes clarified that the porch will only be going out as far as the existing sidewalk that currently leads to the front steps.</p> <p>There was no additional discussion and on roll call the vote was: <u>Ayes: 6</u> Burdette, Fischer, Milot, Roberts, Scott, Weston <u>Nays: 1</u> Reeder <u>Motion carried.</u></p>
Finding of Facts	<p><u>Findings of Fact</u> – application was made by owners of property; fees were paid; property is zoned R-1; and a 3’ front yard variance is requested to allow for the construction of a front porch. A public hearing was held on Wednesday, April 4, 2018, all present were given the opportunity to be heard; there were no ‘interested parties’; there were no objections to the granting of the variance; property cannot yield a reasonable return because larger covered porches are more appealing; plight of the owner is due to unique circumstances as the property is narrow and widens to the rear of the lot; and character of the neighborhood would not be visibly changed.</p>
Public Hearing: side yard variance request, Blair Williams, 301 Lynn Street	<p><u>Case No. 040418-V-1</u> – A public hearing was opened for comment at 6:31 p.m. on the request of Blair Williams for a side yard variance at 301 Lynn Street. Publication was made of the public hearing notice, and there were no “interested parties” registered.</p> <p>B &amp; Z Supervisor Holmes gave a brief overview of the variance request noting the following: the petitioner is requesting a 2’ side yard variance in order to allow the construction of a storage shed to be 3’ from the property line; and the side yard setback requirement is 5’.</p> <p>Petitioner comments: None</p> <p>Public comments: None.</p>
Close Public Hearing	At 6:32 p.m. the public hearing was closed.
Approve Case No. 040418-V-1, side yard variance request	<p>Commissioner Fischer moved and Commissioner Roberts seconded to approve the variance request as presented.</p> <p>Commissioner comments: Commissioner Scott asked if it will set on a permanent foundation or slab and Mr. Blair replied that it will be set on gravel. Commissioner Burdette asked if 2’ makes that much of a difference and Mr. Blair replied that it does. Commissioner Milot asked if there was something behind the proposed shed and Mr. Blair shared that there is a garden. Commissioner Fischer shared that the garage to the south comes right up to the property line and this wouldn’t change the character of the neighborhood so he is okay with it. Commissioner Burdette shared that he does not see a reason to grant the variance if it can be set back to meet the 5’ requirement.</p>

<p>There was no additional discussion and on roll call the vote was: <u>Ayes:</u> 4 Fischer, Roberts, Scott, Weston <u>Nays:</u> 3 Burdette, Milot, Reeder <u>Motion carried.</u></p> <p><u>Findings of Fact</u> – application was made by owners of property; fees were paid; property is zoned R-1; and a 2’ side yard variance is requested to allow for the construction of a storage shed. A public hearing was held on Wednesday, April 4, 2018, all present were given the opportunity to be heard; there were no ‘interested parties’; there were no objections to the granting of the variance; property cannot yield a reasonable return because storage sheds are more prevalent today; plight of the owner is due to unique circumstances as the property is narrow and widens to the rear of the lot; and character of the neighborhood would not be visibly changed.</p> <p><u>Case No. 040418-V-2</u> – A public hearing was opened for comment at 6:34 p.m. on the request of Washington Community High School District 308 for a front yard and lot coverage variance at 115 Bondurant Street. Publication was made of the public hearing notice, and there were no “interested parties” registered.</p> <p>B &amp; Z Supervisor Holmes gave a brief overview of the variance request noting the following: the petitioner is requesting a 20’ front yard and 5% lot coverage variance in order to allow the construction of a building addition; the proposed addition would be 5’ from the front property line and the front yard setback requirement is 25’; the proposed addition would increase the lot coverage to approximately 60% from its current 55% and the maximum lot coverage is 40%; the current lot coverage already exceeds the 40% so the actual lot coverage percentage increase with the proposed addition is 5% and not 20%; the percentage difference is due to no records being found on a previously granted lot coverage variance for this property.</p> <p>Petitioner comments: None.</p> <p>Public comments: Ms. Jamie Dixon asked if other businesses would be able to come in within the 5’ and Commissioner Burdette shared that a variance request would have to be submitted by others that are located in a residential zoning district like the school. B &amp; Z Supervisor Holmes shared that businesses on commercially zoned properties currently have a zero front yard setback requirement.</p> <p>At 6:38 p.m. the public hearing was closed.</p> <p>Commissioner Milot moved and Commissioner Scott seconded to approve the variance request as presented.</p> <p>Commissioner comments: A brief discussion was held regarding the proposed site plan.</p> <p>There was no additional discussion and on roll call the vote was: <u>Ayes:</u> 6 Burdette, Milot, Reeder, Roberts, Scott, Weston <u>Nays:</u> 0 <u>Abstain:</u> 1 Fischer <u>Motion carried.</u></p> <p><u>Findings of Fact</u> – application was made by owners of property; fees were paid; property is zoned R-1; and a 20’ front yard and 5% lot coverage variance is requested to allow for the construction of a building addition. A public hearing was held on Wednesday, April 4, 2018, all present were given the opportunity to be heard; there were no ‘interested parties’; there were no objections to the granting of the variance; property cannot yield a reasonable return because increasing school enrollment is creating necessity for more space; plight of the owner is due to unique circumstances as the school’s enrollment has grown considerably and there are limited options on the existing site to address that growth; and character of the neighborhood would not be changed as the proposed addition will not encroach any further into the front yard setback than an existing building addition that was constructed in the 1970’s (no permit records found for this addition).</p> <p>A public hearing for the purpose of hearing comment pertaining to proposed amendments to the Zoning Code for the purpose of adding or deleting text was opened for comment at 6:40 p.m.</p> <p>P &amp; D Director provided the following information: 1) a recommendation is being made to increase the building permit fee for accessory structures to \$40 plus \$2 per \$1,000 of construction value; 2) the current fee of \$20 plus \$2 per \$1,000 of construction value does not adequately cover costs associated with plan reviews and inspections on accessory structures, particularly for those that require a framing inspection; 3) we are currently using building department staff from Tazewell County through an intergovernmental agreement to assist with plan reviews and building inspections; 4) an analysis of our existing building permit fee structure to determine if our fees are sufficient to cover the time and expense associated with plan reviews and inspections has been done; and 5) the current fee for new construction (\$20 plus \$2 per \$1,000 of construction value) is largely adequate.</p> <p>Public comments: None.</p> <p>At 6:41 p.m. the public hearing was closed.</p> <p>Commissioner Reeder moved and Commissioner Weston seconded to recommend approval of the amended text amendment as presented.</p>	<p>Approve Case No. 040418-V-1, side yard variance request, Cont.)</p> <p>Finding of Facts</p> <p>Public Hearing: front yard &amp; lot coverage variance request, WaCoHi Dist 308, 115 Bondurant Street</p> <p>Close Public Hearing</p> <p>Approve Case No. 040418-V-2, front yard &amp; lot coverage variance request</p> <p>Finding of Facts</p> <p>Public Hearing: Accessory Structure Building Permit Fee Zoning Code Text Amendment</p> <p>Close Public Hearing</p> <p>Recommend approval of text amendment</p>
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Recommend approval of text amendment, Cont.)	<p>Commissioner comments: P &amp; D Director Oliphant shared that they currently issue about 200 accessory permits per year and the impetus for the increase is mainly to cover our costs for those accessory structures that require at least 2 and sometimes 3 inspections. He clarified that all accessory structures including pools, fences, and storage sheds under 200 s.f. would be subject to the new fee structure.</p> <p>There was no additional discussion and on roll call the vote was: <u>Ayes: 7</u> Burdette, Fischer, Milot, Reeder, Roberts, Scott, Weston <u>Nays: 0</u> <u>Motion carried.</u></p>
Commissioner Comments	None.
Staff Comments	P & D Director Oliphant brought forward for a brief discussion a possible rezoning of the property located at the southwest corner of W. Jefferson and N. Wilmor, which was formerly owned and used by the Spurgeon family for their construction business and is now owned by Sam Miller who would like to have it rezoned. Following discussion it was the general consensus that a rezoning from its current zoning of R-1A (residential single family) which was given upon annexation to a C-3 (service retail) is more appropriate with a special use to allow a light fabrication, welding, and repair business than an industrial rezoning.
Adjournment	At 7:02 p.m. Commissioner Weston moved and Commissioner Scott seconded to adjourn. <u>Motion carried unanimously by voice vote.</u>

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Patricia S. Brown, City Clerk