

**CITY OF WASHINGTON, ILLINOIS  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, DECEMBER 5, 2018  
WASHINGTON DISTRICT LIBRARY - 380 N. WILMOR ROAD – 6:30 P.M.**

Chairman Mike Burdette called the December 5, 2018 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.	Call to Order
Present and answering roll call were Commissioners, Mike Burdette, Brian Fischer, Louis Milot, Tom Reeder, Joe Roberts, and Steve Scott. Commissioner Doug Weston was absent.	Roll Call
Also present was P & D Director Jon Oliphant, B & Z Supervisor Becky Holmes, and City Clerk Pat Brown.	
Commissioner Scott moved and Commissioner Fischer seconded to approve the minutes of the October 3, 2018 Planning and Zoning Commission meeting as presented. <u>Motion carried unanimously by voice vote.</u>	Appv min 10/3/18 PZC meeting as presented
<u>Case No. 120518-V-1</u> – A public hearing was opened for comment at 6:30 p.m. on the request of Washington Historical Society for a side and rear yard variance at 101-105 Zinser Place. Publication was made of the public hearing notice, and there were no “interested parties” registered.	Public Hearing: side & rear yard variance request, Historical Society, 101-105 Zinser Place
B & Z Supervisor Holmes gave a brief overview of the variance request noting the following: the petitioner is requesting to construct a building addition to the rear of the principal structure and connect it to an existing garage that the petitioner is also requesting to be reconstructed in its current location; the existing garage is within inches of both the side and rear property line; and the side yard setback requirement is 5’ and the rear yard setback requirement is 20’.	
Petitioner comments: Ms. Toni Minton, President, Washington Historical Society, shared they are currently doing repairs to the house and this is the perfect time to do the plans for the addition and reconstruction of the garage using the same architect and will increase their space to acquire, preserve, and display archiving onsite.	
Public comments: None.	
At 6:32 p.m. the public hearing was closed.	Close Public Hearing
Commissioner Milot moved and Commissioner Reeder seconded to recommend approval of the variance request as presented.	Approve Case No. 120518-V-1, side & rear yard variance request
Commissioner comments: Clarification was given that the existing garage will be reconstructed on the same footprint and be used for additional archiving storage.	
There was no additional discussion and on roll call the vote was: <u>Ayes: 6</u> Burdette, Fischer, Milot, Reeder Roberts, Scott <u>Nays: 0</u> <u>Motion carried.</u>	
<u>Case No. 120518-V-2</u> – A public hearing was opened for comment at 6:34 p.m. on the request of Leslie Willman for a distance between structures variance at 209 S. Pine Street. Publication was made of the public hearing notice, and there were no “interested parties” registered.	Public Hearing: distance between structures variance request, Leslie Willman, 209 S. Pine Street
B & Z Supervisor Holmes gave a brief overview of the variance request noting the following: the petitioner is requesting to construct an attached garage which meets all setback requirements and a storage shed which is proposed to be 2’ from the house and 6’ from the proposed attached garage; and distance between structure requirement is 10’.	
Petitioner comments: Mr. Perry Willman, Leslie’s brother, shared that he purchased the shed from the Village of Metamora and there is not enough room to make everything meet on the lot due to its smallness. He shared that the house is on a crawl space and the shed will provide more room for storage.	
Public comments: None.	
At 6:36 p.m. the public hearing was closed.	Close Public Hearing
Commissioner Scott moved and Commissioner Fischer seconded to recommend approval of the variance request as presented.	Approve Case No. 120518-V-2, distance between structures variance request
Commissioner comments: Discussion ensued on the probability of attaching the shed to the garage and meeting the 10’ requirement by structurally attaching it to the house and it was brought out that the proposed garage will be a carport style garage making it not feasible to attach along with the difficulty in making to rooflines match on the garage and shed. The importance of keeping the 5’ setback on the rear property line was also noted.	
There was no additional discussion and on roll call the vote was: <u>Ayes: 6</u> Burdette, Fischer, Milot, Reeder, Roberts, Scott <u>Nays: 0</u> <u>Motion carried.</u>	

Public Hearing: Annexation & Rezoning, 403 Charlotte St.	<p>A public hearing was opened for comment at 6:38 p.m. on the request of David and Rusti Knoblett and Devvonn Anderson, to annex 403 Charlotte Street, and staff is requesting it’s rezoning from R-1A to R-1 concurrent with annexation. Publication was made of the public hearing notice, and there were no “interested parties” registered.</p> <p>P &amp; D Director Oliphant gave a brief overview of the annexation request noting the following: the Knoblett’s were the owners of the property at the time we received the petition for annexation and has recently sold to their niece, Ms. Anderson; the petitioners would like to connect to the City’s sanitary sewer (currently on a failing septic system) and are currently on the City’s water; and staff recommends rezoning from the default zoning upon annexation of R-1A (single-family residential) to R-1 (single- and two- family residential) as R-1 is typical to the area.</p> <p>Petitioner comments: Mr. Knoblett shared that the septic is not officially failing, no illegal discharge, just at the end of its life expectancy at 40-years old. He shared that it makes sense to connect to the City’s sewer system and annexation is the only way for them to do so.</p> <p>Public comments: None.</p>
Close Public Hearing	At 6:41 p.m. the public hearing was closed.
Recommend approval of annexation	<p>Commissioner Roberts moved and Commissioner Scott seconded to recommend approval of the request as presented.</p> <p>Commissioner comments: Commissioner Fischer expressed his concern in rezoning to R-1 with the undeveloped property nearby and not looking at the bigger picture in long range planning. P &amp; D Director Oliphant shared that R-1 zoning is compatible with the area as well as the overlying zoning for the area and should not become a concern with long range planning for the area.</p> <p>There was no additional discussion and on roll call the vote was: <u>Ayes: 6</u> Burdette, Fischer, Milot, Reeder, Roberts, Scott <u>Nays: 0</u> <u>Motion carried.</u></p>
Commissioner/Staff Comments	B & Z Supervisor Holmes reported that there will not be a meeting next month.
Adjournment	At 6:44 p.m. Commissioner Milot moved and Commissioner Scott seconded to adjourn. <u>Motion carried unanimously by voice vote.</u>

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Patricia S. Brown, City Clerk