

CITY OF WASHINGTON, ILLINOIS

Planning and Zoning Commission Meeting

Wednesday, August 7, 2024, at 6:30 P.M.

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

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- Call to Order** Acting Chairman Louis Milot called the regular meeting of the City of Washington Planning and Zoning Commission to order at 6:30 p.m. A quorum was established.
- Roll Call** *Present:* Commissioners Burdette, Milot, Reeder, Shelton
Absent: Commissioners Ritter, Scott, Williams
Also present: Planning and Development Director Oliphant, Building and Zoning Coordinator Boyer and City Clerk Brod
- Approve Minutes** Commissioner Milot motioned to approve the minutes; Commissioner Shelton seconded.
Motioned passed by voice vote.
- Public Comments** None provided.
- Public Hearing** *Request of N. Boynton for a Setback Variance to Allow Construction of Porch/Deck at 119 Hilldale Ave.*
At 6:31 p.m., Commissioner Burdette opened the public hearing to consider the request of Nathan Boynton for a setback variance to allow construction of a porch/deck at 119 Hilldale Avenue.
Building and Zoning Coordinator Boyer shared that Mr. Boynton is requesting a 21-foot setback variance to be located four feet from the south property line. The property is zoned R-1. This will allow the property owner to construct a porch/deck. The property is bordered by West St., and Hilldale Ave. Each street front requires a 25-foot front yard setback, this property has two front yards. Adhering to these setbacks would reduce the buildable area to an impractical size. Mr. Boynton plans to construct a porch or deck on the south face of the residence facing the unpaved right of way south of the residence. Staff feels this will not adversely impact the neighborhood and recommends approval of the variance request. Mr. Oliphant added that this is not a typical corner lot with roads on two sides of the lot and a large part of the impacted area does not sit along a finished part of a roadway.
At 6:33 p.m. Commissioner Burdette closed the public hearing. Commissioner Reeder motioned to approve the variance request; Commissioner Shelton seconded.
Commissioner Shelton noted the location of the property line shown in red on the map. Planning and Development Director Oliphant shared that the closest point, on the southeastern part of the lot is about 4 feet from the property line and this is caused by the lot not having parallel sides. Commissioner Burdett noted that there is plenty of space behind that point. Commissioner Milot clarified that the right of way goes up to that line as well and it sits just south of the unusual property line. Mr. Boyer confirmed that it does.
On roll call the vote was:
4 Ayes: Burdette, Milot, Reeder, Shelton
0 Nays:
Motion carried.
- New Business** Mr. Oliphant shared that there will not be a September meeting.
- Commissioner/Staff Comments** None were provided.
- Adjournment** At 6:35 p.m. Commissioner Milot motioned to adjourn; Commissioner Reeder seconded.
Motion carried by voice vote.

Valeri L. Brod, City Clerk