

CITY OF WASHINGTON, ILLINOIS

Planning and Zoning Commission Meeting

Wednesday, July 2, 2025, at 6:30 P.M.

At Five Points - 360 N. Wilmor Road, Washington

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

Approve Minutes *Commissioner Scott motioned to approve the minutes of the June 4, 2025 meeting; Commissioner Ritter seconded.*
Motioned passed by voice vote.

Public Comments None provided.

Public Hearing
Variance request of Our Savior Lutheran Church to allow an electronic message board

At 6:31 p.m., Commissioner Burdette opened the public hearing to consider the proposed variance request of Our Savior Lutheran Church to allow an electronic message board in a residential zoning district at 1207 Kingsbury Road.

Joe Boyer explained that Our Savior Lutheran Church is requesting the allowance of an electronic message board. The property is zoned R-1. Such signs cannot be located within 100 feet of a residential zoning district. A variance must be approved to allow for the placement of the sign on the church property. We approved a prior, similar request.

The petitioner confirmed that the sign would be entirely within the property line and not in the public right of way. An audience member asked about the size of the sign and Planning and Development Director Oliphant clarified that the sign would be 33.3 square feet with the electronic message board below it.

At 6:34 p.m., Commissioner Burdette closed the public hearing.

Commissioner Scott asked that the church understand what kind of information is allowed. The petitioner explained that the sign location was moved from Kingsbury to Dallas so they would not interfere with traffic views at the intersection of Dallas and Kingsbury. Mr. Oliphant clarified that it is approximately 200-250 feet from the neighboring house. It was clarified that no negative feedback has been received.

Commissioner Scott motioned to accept the request; Commissioner Shelton seconded.

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

Public Hearing
Variance request of Steve Graffis for a two-foot fence height extension

At 6:37 p.m., Commissioner Burdette opened the public hearing to consider the proposed variance request of Steve Graffis for a two-foot fence height variance at 704 Birkett Ct.

Building and Zoning Coordinator Boyer explained that Steve Graffis is requesting a two-foot fence height variance. The property is zoned R-1 and the purpose of the variance is to allow for a taller privacy fence than is allowed by City Code. Staff recommends disapproval.

Dave Sonner from Signature Builders explained that the property slopes as it goes to the property line making it possible to see directly over the fence. The extension would include lattice-type structure on top of a privacy fence. This will only block the line of sight to the pool area, not the rest of the property.

At 6:40 p.m., Commissioner Burdette closed the public hearing.

Commissioner Scott motioned to accept the request; Commissioner Ritter seconded.

Commissioner Burdette shared that when he looked at the property it appears the property is flat but they explained that it slopes as you get to the back property line. The petitioner noted that they extended their fence to include their entire property and now those traveling on the road can see them as they are in their pool. They are not trying to change the height of the fence at the pool level but because the property slopes, the base of the fence is lower, making the fence height lower in relationship to the pool height. This would only affect the back portion of the fence. Commissioner Scott feels that due to the property slope, this creates a hardship and the extension would look good visually. He is in favor. This also allows them to maintain their entire property which will now be inside the fence. Commissioner Burdette noted a previously approved a seven-foot fence near a neighboring commercial fence. They discussed other properties that were given a variance for similar issues. Several commissioners like that it will not be solid and will include lattice.

On roll call the vote was:

4 Ayes: Burdette, Ritter, Scott, Shelton

0 Nays:

Motion carried.

New Business Planning and Development Director Oliphant shared that there will likely be no August meeting.

**Commissioner/Staff
Comments** None provided.

Adjournment *At 6:48 p.m. Commissioner Scott motioned to adjourn; Commissioner Ritter seconded.*
Motion carried by voice vote.

Valeri L. Brod, City Clerk