

**CITY OF WASHINGTON, ILLINOIS
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, JANUARY 7, 2015
WASHINGTON DISTRICT LIBRARY
380 N. WILMOR ROAD – 6:30 P.M.**

Chairman Lori Weston called the regular meeting of the City of Washington Planning and Zoning Commission to order at 6:28 p.m. in the meeting room at Washington District Library.

Call to Order

Present and answering Roll Call were Commissioners Mike Burdette, Rich Benson, Brian Fischer, Louis Milot, Tom Reeder, Steve Scott, Lori Weston, and Doug Weston.

Roll Call

Also present was P & D Director Oliphant, Building & Zoning Supervisor Holmes, and City Clerk Pat Brown.

Commissioner Scott moved and Commissioner Fischer seconded to approve the minutes of the December 3, 2014 Planning and Zoning Commission meeting as presented.

Apprv min 12/3/14 PZC meeting as presented

Motion carried unanimously by voice vote.

Case No. 010715-V-1 – A public hearing was opened for comment at 6:29 p.m. on the request of Steven & Denise Heiser for a distance between structure variance to allow a storage shed to be placed 3’ from the principal structure. Publication was made of the public hearing notice, and there were no “interested parties” registered.

Public Hearing:
distance between
structure variance
request, Steven &
Denise Heiser, 416
Wilshire Ct.

B & Z Supervisor Holmes gave a brief overview of the variance noting the following: the petitioners wish to place a 12’ x 16’ storage shed 3’ from the house; the lot is irregular in shape due to it being on a cul-de-sac; the petitioner was planning to attach the shed to the garage but when the shed was delivered it was deemed not feasible to attach; and the shed would be placed to meet the 5’ side yard setback but will not meet the 10’ distance between structures setback; and the 10’ distance is in the zoning code for fire protection and fire personnel to get through.

Petitioner comments: Mr. Heiser shared that due to the topography of his lot there are only two preferable locations to place the storage shed, the proposed location and towards the back of the property by the fence. He shared that he has talked with his neighbors who have all been notified of his request to place the shed in the proposed location and received a comment from his neighbor in the rear that if the shed were to be placed at the rear of his property it will block their view of the park. He noted that that there is a floodway in the rear of his property that has flooded once since he has been there as well. There were no further comments and no public present.

At 6:34 p.m. the public hearing was closed.

Close Public Hearing

Commissioner Benson moved and Commissioner Scott seconded to approve the 7’ distance between structures variance as presented.

Apprv Case No.
010715-V-1, distance
between structure
variance request

Commissioner comments: Commissioner Scott asked if the storage shed will have a foundation and Mr. Heiser replied that it has self-treated timbers that will mount to the ground and that Building Inspector King will inspect to make sure everything meets the City’s building codes. Commissioner Reeder shared that the 10’ distance requirement is part of the NFPA and is in place to prevent fire from moving from one structure to another. Chairman Weston asked if Mr. Heiser was planning to add the generator in the storage shed as he proposed in his application and Mr. Heiser shared that he eventually will want to do that. Commissioner Reeder shared that if the generator becomes permanent in the storage shed there is more of an issue with flammable gas where you run the risk of fire spreading with a shorter distance between the structures. He asked if posts could be used to level the shed if it were placed on the sloped area of the lot and Mr. Heiser replied that it could be done but it would give an appearance of the shed being taller in height. Commissioner Fischer asked if there was enough distance on the other side of the house for vehicle access and Mr. Heiser replied yes and that access can be obtained through the park as well.

There was no additional discussion and on roll call the vote was:

Ayes: 7 Burdette, Fischer, Milot, D. Weston, L. Weston, Scott, Benson

Nays: 1 Reeder

Motion declared carried.

Findings of Fact – application was made by owners of property; fees were paid; property is zoned R-1; variance request to allow the placement of a storage shed. A public hearing was held on Wednesday, January 7, 2015, 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 reasonable return because there are other sheds in the neighborhood; plight of the owner is due to unique circumstances because the lot is on a cul-de-sac and irregular in shape sloping in the rear yard; and character of the neighborhood will not be changed because a neighboring property has a storage shed that encroaches into the distance between structures setback.

Findings of Fact

None.

Old Business

None.

Commissioner’s
Comments

Staff Comments

B & Z Supervisor Holmes reported that there will be a rezoning and variance request for the February meeting.

Adjournment

At 6:43 p.m. Commissioner Burdette moved and Commissioner D. Weston seconded to adjourn.
Motion carried unanimously by voice vote.

Patricia S. Brown, City Clerk