

**CITY OF WASHINGTON, ILLINOIS
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, OCTOBER 5, 2016
WASHINGTON DISTRICT LIBRARY
380 N. WILMOR ROAD – 6:30 P.M.**

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.

Call to Order

Present and answering roll call were Commissioners, Mike Burdette, Louis Milot, Tom Reeder, Steve Scott, and Doug Weston. Commissioners Rich Benson and Brian Fischer entered the meeting a few minutes after roll call.

Roll Call

Also present was P & D Director Jon Oliphant, B & Z Supervisor Becky Holmes and City Clerk Pat Brown.

Commissioner Weston moved and Commissioner Milot seconded to approve the minutes of the September 7, 2016 Planning and Zoning Commission meeting as presented.
Motion carried unanimously by voice vote.

Appv min 9/7/16 PZC
meeting as presented

Case No. 100516-V-1 – A public hearing was opened for comment at 6:31 p.m. on the request of Jim & Carol Rutz for a distance between structures variance at 209 S. Lawndale Avenue. Publication was made of the public hearing notice, and there were no “interested parties” registered.

Public Hearing:
distance between
structures variance
request, Jim & Carol
Rutz

B & Z Supervisor Holmes gave a brief overview of the variance request noting the following: the petitioner is requesting a 3' and 5' distance between structures variance in order to allow for the construction of an above ground pool; the proposed pool would be 7' from their detached garage and 5' from the neighboring detached garage; and the distance between structure requirement is 10'.

Petitioner comments: None.

Public comments: None.

At 6:33 p.m. the public hearing was closed.

Close Public Hearing

Commissioner Scott moved and Commissioner Reeder seconded to approve the variance request as presented.

Approve Case No.
100516-V-1, variance
request

Commissioner comments: Commissioner Weston asked if the neighboring garage was on the lot line and B & Z Supervisor Holmes shared that it appears they may have one to two feet and after talking with the owner they thought they might be three feet from the property line. Commissioner Milot asked the they were planning to attach a platform for access to the pool and the Mrs. Rutz shared that they are planning only a ladder for now but may do decking in the future that would be towards the rear of the pool where setbacks won't be a problem.

There was no additional discussion and on roll call the vote was:
Ayes: 7 Weston, Milot, Fischer, Burdette, Benson, Reeder, Scott
Nays: 0
 Motion carried.

Findings of Fact – application was made by owners of property; fees were paid; property is zoned R-1; 3' and 5' distance between structures variance request to allow an above ground pool to encroach into the distance between structures setback. A public hearing was held on Wednesday, October 5, 2016, 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 narrowness of the lot prohibits the size of accessory structures; plight of the owner is due to unique circumstances as the property is narrow; and character of the neighborhood would not be changed as most properties in the block have accessory structures that encroach into the distance between structures setback.

Finding of Facts

Case No. 100516-V-2 – A public hearing was opened for comment at 6:35 p.m. on the request of Nathan & Carol Rutz for a distance between structures and side yard variance at 112 S. High Street. Publication was made of the public hearing notice, and there were no “interested parties” registered.

Public Hearing:
distance between
structures & side yard
variance request,
Nathan & Karen
Schlindwein

B & Z Supervisor Holmes gave a brief overview of the variance request noting the following: the petitioner is requesting a 2'2" side yard and 3' distance between structures variance in order to allow for the construction of a detached garage; the proposed garage would be 2'2" from their side lot line and 7' from their house; and the side yard setback requirement is 5' and the distance between structure requirement is 10'.

Petitioner comments: Mr. Rutz shared that they have located the garage in a way as to have a clear sight into the rear yard and with the narrowness of the lot it places it closer to the side lot line than the requirement.

Public comments: None.

At 6:37 p.m. the public hearing was closed.

Close Public Hearing

Approve Case No. 100516-V-2, variance request	<p>Commissioner Fischer moved and Commissioner Benson seconded to approve the variance request as presented.</p> <p>Commissioner comments: Commissioner Scott asked the location of the driveway and Mr. Schlindwien shared they will use the existing drive to the right of the house and swing back to the proposed side load garage. Commissioner Milot asked if they considered moving the garage back further on the lot and Mr. Schlindwien shared that they wanted it close to the house for easier access and the yard grade does begin to drop off about three feet further back than what they are proposing.</p> <p>There was no additional discussion and on roll call the vote was: <u>Ayes: 7</u> Reeder, Scott, Milot, Burdette, Weston, Benson, Fischer <u>Nays: 0</u> <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; 2’2” side yard and 3’ distance between structures variance in order to allow for the construction of a detached garage. A public hearing was held on Wednesday, October 5, 2016, 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 garage needed replaced due to deterioration; plight of the owner is due to unique circumstances as the property is narrow; and character of the neighborhood would not be changed as there are properties in the block have accessory structures that encroach into side yard setbacks and the distance between structure setback.</p>
Commissioner Comments	<p>None.</p>
Staff Comments	<p>P & D Director Oliphant shared that there will be a meeting next month on a couple of variances and text amendments.</p>
Adjournment	<p>At 6:43 p.m. Commissioner Milot moved and Commissioner Benson seconded to adjourn. <u>Motion carried unanimously by voice vote.</u></p>

Patricia S. Brown, City Clerk