

**CITY OF WASHINGTON, ILLINOIS  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, APRIL 1, 2015  
WASHINGTON DISTRICT LIBRARY  
380 N. WILMOR ROAD – 6:30 P.M.**

Call to Order	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.
Roll Call	<p>Present and answering Roll Call were Commissioners Rich Benson, Mike Burdette, Brian Fischer, Louis Milot, Tom Reeder, Doug Weston, and Lori Weston. Steve Scott was absent.</p> <p>Also present was P &amp; D Director Oliphant and City Clerk Pat Brown.</p>
Appv min 3/9/15 PZC meeting as presented	<p>Commissioner D. Weston moved and Commissioner Reeder seconded to approve the minutes of the March 9, 2015 Planning and Zoning Commission meeting as presented. <u>Motion carried unanimously by voice vote.</u></p>
Public Hearing: front yard variance request, Jeff Ellis, 2253 Northridge Lane	<p><u>Case No. 040115-V-1</u> – A public hearing was opened for comment at 6:29 p.m. on the request of Jeff Ellis for a front yard variance at 2253 Northridge Lane. Publication was made of the public hearing notice, and there were no “interested parties” registered.</p> <p>Planning &amp; Development Director Oliphant gave a brief overview of the front yard variance request noting the following: Mr. Ellis is requesting 5’5” front yard variance in order to construct a screened porch on the front of his home. This variance would result in a 19’6” front yard and the front yard setback requirement is 25’.</p> <p>Petitioner comments: Mr. Ellis shared that he is requesting the enclosed porch to be at least 8’ out from the house so he would be able to maneuver a refrigerator through the front door as this is the only entrance that he could bring a refrigerator in if he were to have to replace it in the future.</p> <p>Public comments: None present.</p>
Close Public Hearing	At 6:34 p.m. the public hearing was closed.
Recommend approval of the front yard variance request	<p>Commissioner Milot moved and Commissioner Benson seconded to recommend approval of the front yard variance request as presented.</p> <p>Commissioner comments: Commissioner Burdette asked if there were any other enclosed porches in the area that encroached into the front yard and Mr. Ellis replied that he didn’t think there were. He also commented that the contractor had filled out his variance paperwork as he had recently been in the hospital. P &amp; D Director Oliphant shared that he had driven around in the area and it did not appear that there were any intruding into the front yard setback. Other Commissioner’s had also driven the area with the same conclusion. Discussion ensued on the topic of the variance not meeting the criteria in order to be considered for a variance as there were no other homes in the block that encroached into the front yard setback.</p> <p>There was no additional discussion and on roll call the vote was: <u>Ayes: 0</u> <u>Nays: 7</u> Burdette, Fischer, Reeder, D. Weston, L. Weston, Benson, Milot <u>Motion did not carry.</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; 5’6” front yard variance request to allow a screened porch to encroach into the front yard setback. A public hearing was held on Wednesday, April 1, 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 can yield a reasonable return; plight of the owner is not due to unique circumstances; and character of the neighborhood would be changed as there are no other homes in the block that encroach into the front yard setback.</p>
Old Business	None.
Commissioner’s Comments	None.
Staff Comments	P & D Director Oliphant shared that there will be a case for next month’s meeting.
Adjournment	<p>At 6:46 p.m. Commissioner Burdette moved and Commissioner Milot seconded to adjourn. <u>Motion carried unanimously by voice vote.</u></p>

---

Patricia S. Brown, City Clerk