

**CITY OF WASHINGTON, ILLINOIS  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, MAY 6, 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 6:30 p.m. in the meeting room at Washington District Library.	Call to Order
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.	Roll Call
Also present was P & D Director Oliphant, B & Z Supervisor Holmes and City Clerk Pat Brown.	
Commissioner Milot moved and Commissioner Reeder seconded to approve the minutes of the April 1, 2015 Planning and Zoning Commission meeting as presented. <u>Motion carried unanimously by voice vote.</u>	Appv min 4/1/15 PZC meeting as presented
<u>Case No. 050615-V-1</u> – A public hearing was opened for comment at 6:30 p.m. on the request of Fred Joos and Mindy Joos Cheatum for a side yard and distance between structure variance at 508 W. Adams Street. Publication was made of the public hearing notice, and there were no “interested parties” registered.	Public Hearing: side yard & distance between structure variance request, Fred Joos and Mindy Joos Cheatum, 508 W. Adams St.
B & Z Supervisor Holmes gave a brief overview of the side yard and distance between structure variance requests noting the following: the petitioners are requesting a 3’ side yard and a 5’ distance between structure variance in order to construct an addition to the rear of an existing detached garage; the variance would result in a 2’ side yard and a 5’ distance between structures; the requirements are a 5’ side yard and 10’ distance between structures; and that the side yard measurement is taken from overhang and distance between structures measurement is from building wall.	
Petitioner comments: Mr. Joos shared that the home is a typical cape style from the 1940’s when single car garages could be built on the lot line and not being able to keep the garage wall in line with the existing wall creates a hardship and that is why they are requesting the variance.	
Public comments: None present.	
At 6:34 p.m. the public hearing was closed.	Close Public Hearing
Commissioner Milot moved and Commissioner D. Weston seconded to approve the variance requests as presented.	Approve Case No. 050615-V-1, side yard and distance between structure variance requests
Commissioner comments: Chairman L. Weston asked why they aren’t considering tearing it down and rebuilding a larger garage and Mr. Joos shared that they have too much invested in refurbishing the existing garage to tear it down and it is a solid garage. Commissioner Milot asked if the neighboring garage was stacked as well and Mr. Joos shared that it was but theirs will be a little shorter. Commissioner Fischer asked how access was going to work and Mr. Joos shared that access to the addition will be from the alleyway. B & Z Supervisor Holmes shared a letter she received from the neighboring property (510 W. Adams) stating they had no objection to the variance. Commissioner Burdette noted that having access from the rear will be a benefit for fire access as well.	
There was no additional discussion and on roll call the vote was: <u>Ayes: 7</u> Reeder, Fischer, Burdette, Benson, L. Weston, D. Weston, Milot <u>Nays: 0</u> <u>Motion carried.</u>	
<u>Findings of Fact</u> – application was made by owners of property; fees were paid; property is zoned R-1; 3’ side yard and 5’ distance between structures variance request to allow an addition to an existing detached garage to encroach into the side yard setback and distance between structures setback. A public hearing was held on Wednesday, May 6, 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 a reasonable return as most homes have 2 stall garages today; plight of the owner is due to unique circumstances as the existing garage was built close to the property line; and character of the neighborhood would not be changed as the garage addition would not encroach any further into setbacks than the original structure.	Finding of Facts
None.	Old Business
None.	Commissioner Comments
B & Z Supervisor Holmes shared that there are three variance cases and a rezoning case for next month’s meeting.	Staff Comments
At 6:40 p.m. Commissioner D. Weston moved and Commissioner Reeder seconded to adjourn. <u>Motion carried unanimously by voice vote.</u>	Adjournment