

**CITY OF WASHINGTON, ILLINOIS  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, JUNE 3, 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 6:31 p.m. in the meeting room at Washington District Library.
Roll Call	<p>Present and answering Roll Call were Commissioners Mike Burdette, Brian Fischer, Tom Reeder, Steve Scott, Doug Weston, and Lori Weston. Rich Benson and Louis Milot were absent.</p> <p>Also present was P &amp; D Director Jon Oliphant, B &amp; Z Supervisor Becky Holmes and City Clerk Pat Brown.</p>
Appv min 5/6/15 PZC meeting as presented	<p>Commissioner D. Weston moved and Commissioner Reeder seconded to approve the minutes of the May 6, 2015 Planning and Zoning Commission meeting as presented.</p> <p><u>Motion carried unanimously by voice vote.</u></p>
Public Hearing: rezoning request, Kirk Sorensen & Brad Fuller, 2598 Centennial Drive	<p>A public hearing was opened for comment at 6:31 p.m. on the request of Kirk Sorensen and Brad Fuller to rezone the property located at 2598 Centennial Drive from R-1A (single family residential) to CE (Country Estates). 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 rezoning request noting the following: a preliminary plat was approved for a 14-lot subdivision in September of 2014, and the property annexation and final plat was approved by the City Council on Monday, June 1, 2015. He noted that the name of the subdivision has changed from Sonny Hills to Centennial Estates but a recent finding shows that Centennial Estates has already been used so an alternative name will be forthcoming. He went on to share the following in regards to the property: the total size of the property is 33.46 acres; upon annexation received the default zoning of R-1A; and has been designed for the City’s CE zoning regulations which is more compatible to what is in the area.</p> <p>Petitioner comments: None.</p> <p>Public comments: Mr. John Kamp, 200 Spring Creek Road, shared that he was wholeheartedly in favor of the zoning because it is a perfect fit for this piece of ground and he would rather see CE zoning as opposed to an R-1A zoning which allows for more density.</p>
Close Public Hearing	At 6:35 p.m. the public hearing was closed.
Approval of rezoning request	<p>Commissioner Burdette moved and Commissioner D. Weston seconded to recommend approval of the rezoning request as presented.</p> <p>Commissioner comments: Commissioner Scott asked what the minimum lot size would be and P &amp; D Director Oliphant replied that it would be 2 acres. Commissioner Fischer shared his concern with the length of the cul-de-sac and having the ability to turn a fire truck around and P &amp; D Director Oliphant shared that during discussions when it was agreed to waive the cul-de-sac maximum length requirement of 600’and allow for an 1800’ cul-de-sac, that a discussion took place on having an alternative gravel way along the lots for emergency vehicles and that this emergency access way would be up to the developer to accommodate for. Commissioner Fischer shared that he doesn’t remember making recommendation on the plat and P &amp; D Director Oliphant replied that development proposal was discussed at the July 2014 Planning Commission meeting and the consensus of the Commission was that they were agreeable to the length of the cul-de-sac, the rural section roadway, and city water connection and septic system. He shared it was due to come back before the Planning Commission in September of 2014 but due to a lack of quorum the Commission did not meet. Commissioner Fischer shared his disappointment that the process was not followed as there seemed to be plenty of time for it to come back before the Commission.</p> <p>There was no additional discussion and on roll call the vote was: <u>Ayes: 6</u> Scott, Reeder, L. Weston, Fischer, D. Weston, Burdette <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-1A with a request to rezone to CE; a public hearing was held on Wednesday, June 3, 2015, all present were given the opportunity to be heard; there were no ‘interested party’s’; there was no objection to the rezoning request; adjacent properties are zoned C-2, C-3, and County RR; the property fits in with adjacent land uses; the public benefit does outweigh any negative impacts to adjoining property owners; the property is vacant under its current zoning; and the requested use is consistent with the City’s Comprehensive Plan.</p>
Public Hearing: rear yard variance request, Richard & Nicole Foley, 1303 Westminster Dr.	<p><u>Case No. 060315-V-1</u> – A public hearing was opened for comment at 6:39 p.m. on the request of Richard and Nicole Foley for a rear yard variance at 1303 Westminster Drive. Publication was made of the public hearing notice, and there were no “interested parties” registered.</p> <p>B &amp; Z Supervisor Holmes gave a brief overview of the rear yard variance request noting the following: the petitioners would like to add a deck on their home; there is a 20’ rear yard setback from principal structure; and they are asking for a 4’ 6” variance to allow for a reasonably sized deck.</p>
	Public Hearing: rear yard variance request,

<p>Petitioner comments: Mr. Foley shared that they rebuilt their home after the tornado that has a sliding door above ground level and they were planning to add a deck that would be accessed through the sliding door. He shared that they then found out about the need for a variance to construct the deck. Mr. Tom Horning, representing Sunnydale Estates, shared that there are two properties within the Sunnydale Estates subdivision that abut Mr. Foley’s property and was asked to attend the meeting on behalf of the owners. He asked if there was a height allowance on the deck and B &amp; Z Supervisor Holmes shared that it could not be higher than the house. Mr. Foley went over the site plan with Mr. Horning and noted that the steps leading down from the deck will be placed on the side of the deck and not the rear of the deck.</p>		Richard & Nicole Foley, 1303 Westminster Dr. Cont.)
<p>Public comments: None.</p>		
<p>At 6:44 p.m. the public hearing was closed.</p>		Close Public Hearing
<p>Commissioner Reeder moved and Commissioner D. Weston seconded to approve the variance requests as presented.</p>		Approve Case No. 060315-V-1, rear yard variance
<p>Commissioner comments: Commissioner Reeder commented that the neighboring house does set back further on the lot and this deck addition would not encroach into the rear yard any further than the neighboring house. Chairman L. Weston shared that locating the steps on the side of the deck and not the back helps as well.</p>		
<p>There was no additional discussion and on roll call the vote was: <u>Ayes: 6</u> Burdette, Fischer, Scott, L. Weston, D. Weston, Reeder <u>Nays: 0</u> <u>Motion carried.</u></p>		
<p><u>Findings of Fact</u> – application was made by owners of property; fees were paid; property is zoned R-1; 4’ 6” rear yard variance request to allow the construction of a deck to encroach into the rear yard setback. A public hearing was held on Wednesday, June 3, 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 the lot is not deep enough for a reasonably sized deck; plight of the owner is due to unique circumstances as the lot is shallow; and character of the neighborhood would not be changed as other homes were rebuilt in the tornado affected area that encroach into the rear yard setback.</p>		Finding of Facts
<p><u>Case No. 060315-V-2</u> – A public hearing was opened for comment at 6:46 p.m. on the request of John Minton for a distance between structure variance at 807 Eldridge Street. Publication was made of the public hearing notice, and there were no “interested parties” registered.</p>		Public Hearing: distance between structure variance request, John Minton, 807 Eldridge St.
<p>B &amp; Z Supervisor Holmes gave a brief overview of the rear yard variance request noting the following: the petitioner is requesting a distance between structures variance in two locations, one is a 5’ variance from his garage and the other is a 1’ variance from the neighboring garage; and it was discussed with the petitioner to make the deck smaller to meet the 10’ distances but this is what the petitioner wants to construct so both are being requested.</p>		
<p>Petitioner comments: The petitioner was not present.</p>		
<p>Public comments: None.</p>		
<p>At 6:47 p.m. the public hearing was closed.</p>		Close Public Hearing
<p>Commissioner Milot moved and Commissioner D. Weston seconded to approve the variance requests as presented.</p>		Approve Case No. 060315-V-2, distance between structure variance
<p>Commissioner comments: Following a brief discussion on the potential access restriction it was moved by Commissioner Scott and seconded by Commissioner Reeder to table this case until the next meeting where the petitioner is present to answer questions. <u>Motion carried by voice vote.</u></p>		Case tabled until next meeting
<p><u>Case No. 060315-V-3</u> – A public hearing was opened for comment at 6:50 p.m. on the request of Trent and Jennifer Klomhaus for a fence height variance at 806 Peoria Street. Publication was made of the public hearing notice, and there were no “interested parties” registered.</p>		Public Hearing: fence height variance request, Trent & Jennifer Klomhaus, 806 Peoria St.
<p>B &amp; Z Supervisor Holmes gave a brief overview of the rear yard variance request noting the following: the petitioners are requesting a 6’ privacy fence from the front property line to the front line of house and a 10’ privacy fence adjacent to the home.</p>		
<p>Petitioner comments: Mr. Klomhaus shared that they are looking for more of a separation barrier from the commercial gas station property next door. He shared that currently there are bushes along the front yard section that provide somewhat of a natural barrier but it only works well for 6 months of the year before they die out. He shared that safety is a concern and if the variance is approved it will also provide a barrier to keep garbage from the commercial property from blowing onto their property.</p>		
<p>Public comments: None.</p>		
<p>At 6:58 p.m. the public hearing was closed.</p>		Close Public Hearing
Recommend fence height variance	<p>Commissioner Scott moved and Commissioner Reeder seconded to recommend approval the variance request as presented.</p> <p>Commissioner comments: Commissioner Scott asked if there was a fence height restriction for the commercial property and B &amp; Z Supervisor Holmes replied that there is no height restriction for the commercial property. After a brief discussion about line of sight concerns onto Business</p>	

Route 24 the site plan was amended by Mr. Klomhaus to show the front yard 6’ privacy fence beginning 10’ from the back of curb and running to the front line of the home.

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

Ayes: 6 D. Weston, Fischer, Burdette, L. Weston, Reeder, Scott

Nays: 0

Motion carried.

Finding of Facts	<u>Findings of Fact</u> – application was made by owners of property; fees were paid; property is zoned R-1; 2’ and 50% open fence height variance in the front yard and a 4’ fence height variance along the side yard is being requested to allow the construction of a front yard fence to be 6’ in height with no openness and the side yard privacy fence to be 10’ in height. A public hearing was held on Wednesday, June 3, 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 due to the reduced privacy that exists between the commercial building and the house; plight of the owner is due to unique circumstances as the neighboring property is a commercially zoned and used property and would not be held to a fence height restriction if they were to install a fence; and character of the neighborhood would not be changed as currently a landscape barrier exists between the properties.
Old Business	None.
Commissioner’s Comments	None.
Staff Comments	B & Z Supervisor reported that there will be a meeting next month for a variance case.
Adjournment	At 7:08 p.m. Commissioner D. Weston moved and Commissioner Reeder seconded to adjourn. <u>Motion carried unanimously by voice vote.</u>

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Patricia S. Brown, City Clerk