

**CITY OF WASHINGTON, ILLINOIS  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, JULY 1, 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, Mike Burdette, Brian Fischer, Louis Milot, Doug Weston, and Lori Weston. Commissioners Rich Benson, Tom Reeder, and Steve Scott were absent.	Roll Call
Also present was P & D Director Jon Oliphant, B & Z Supervisor Becky Holmes and City Clerk Pat Brown.	
Commissioner D. Weston moved and Commissioner Burdette seconded to approve the minutes of the June 3, 2015 Planning and Zoning Commission meeting as presented. <u>Motion carried unanimously by voice vote.</u>	Appv min 6/3/15 PZC meeting as presented
<u>Case No. 070115-V-1</u> – A public hearing was opened for comment at 6:32 p.m. on the request of John and Glenda Swank for a front yard a variance at 212 Ernest Street. Publication was made of the public hearing notice, and there were no “interested parties” registered.	Public Hearing: front yard variance request, John and Glenda Swank, 212 Ernest St.
B & Z Supervisor Holmes gave a brief overview of the front yard variance request noting the following: the petitioners are requesting a 16’ front yard variance in order to construct a detached garage; the variance would result in a 9’ front yard on the Peach Street side as this is a corner lot resulting in two front yards on the property; and the front yard requirement is 25’.	
Petitioner comments: Mr. John Swank shared that they are requesting to build a detached garage for the single family home which currently has no garage on the property and the existing gravel drive and parking area is inconvenient. He shared that they looked at attaching the garage as well but a variance would have still been needed. He shared that they would like to add the garage to help with property value and it would not change the character of the neighborhood as the garage would not encroach any further than the neighboring house.	
Public comments: None present.	
At 6:35 p.m. the public hearing was closed.	Close Public Hearing
Commissioner Milot moved and Commissioner Burdette seconded to approve the variance requests as presented.	Approve Case No. 070115-V-1, front yard variance request
Commissioner comments: Commissioner Milot asked what the plan was for the old gravel area and Mr. Swank replied that they plan to use some in landscaping and will take out the rest. Chairman L. Weston asked what the plan is for the existing fence and Mr. Swank replied that they will remove some but keep some for privacy as well. Commissioner Fischer shared that with the homes that encroach into the setback further down on Peach Street the character of the neighborhood would not be changed. Commissioner D. Weston asked if the garage would have the same setback as 213 Peach and P & Z Supervisor Holmes replied that it would. Chairman L. Weston commented that the placement of the garage is a good location as it does not obscure the view from corner.	
There was no additional discussion and on roll call the vote was: <u>Ayes: 5</u> D. Weston, L. Weston, Fischer, Burdette, 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; 16’ front yard variance request to allow a detached garage to encroach into the front yard setback. A public hearing was held on Wednesday, July 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 cannot yield a reasonable return as most homes have garages today; plight of the owner is due to unique circumstances as the property is a corner lot resulting in two front yard setbacks; and character of the neighborhood would not be changed as the garage would not encroach any further into the setback than the neighboring structure.	Finding of Facts
B & Z Supervisor Holmes indicated that Item A. under Old Business on the agenda will not be taken from the table as the petitioner has requested to withdraw his petition for the variance.	Old Business
None.	Commissioner Comments
B & Z Supervisor Holmes shared that there is one variance case for next month’s meeting.	Staff Comments
At 6:44 p.m. Commissioner D. Weston moved and Commissioner Milot seconded to adjourn. <u>Motion carried unanimously by voice vote.</u>	Adjournment