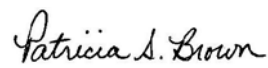


**CITY OF WASHINGTON, ILLINOIS
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, AUGUST 5, 2015
WASHINGTON DISTRICT LIBRARY
380 N. WILMOR ROAD – 6:30 P.M.**

Call to Order	Chairman Lori Weston called the regular meeting of the City of Washington Planning and Zoning Commission to order at 6:30 p.m. in the meeting room at Washington District Library.
Roll Call	<p>Present and answering Roll Call were Commissioners Mike Burdette, Tom Reeder, Rich Benson, Steve Scott, Doug Weston, and Lori Weston. Brian Fischer entered the meeting at 6:31 p.m. and Louis Milot was absent.</p> <p>Also present was B & Z Supervisor Becky Holmes and City Clerk Pat Brown.</p>
Appv min 7/1/15 PZC meeting as presented	<p>Commissioner Scott moved and Commissioner D. Weston seconded to approve the minutes of the July 1, 2015 Planning and Zoning Commission meeting as presented. <u>Motion carried unanimously by voice vote.</u></p>
Public Hearing: side yard & distance between structures variance request, Robert & Joann Bowers, 411 Monroe St.	<p><u>Case No. 080515-V-1</u> – A public hearing was opened for comment at 6:31 p.m. on the request of Robert and Joann Bowers for a side yard and distance between structures variance at 411 Monroe Street. Publication was made of the public hearing notice, and there were no “interested parties” registered.</p> <p>B & Z Supervisor Holmes gave a brief overview of the variance request noting the following: the petitioners would like to construct a 24’x24’ detached garage; an existing detached garage will be demolished and is located 3’ from the side lot line; they would like to construct the new garage keeping the same 3’ from the side lot line to gain more backyard space; and they are asking for a 3’ distance between structures variance to allow the garage to be 7’4” from house.</p> <p>Petitioner comments: Mr. Bowers shared that they have wanted the two stall garage for quite some time and found that when they came for the permit to construct that they had a couple of obstacles with the City’s setback requirements.</p> <p>Public comments: None.</p>
Close Public Hearing	At 6:32 p.m. the public hearing was closed.
Approve Case No. 080515-V-1, rear yard variance	<p>Commissioner Burdette moved and Commissioner Scott seconded to approve the variance requests as presented.</p> <p>Commissioner comments: Commissioner Scott commented on how the addition of a two stall garage will be an improvement for the property and Chairman L. Weston commented on the clarity of the site plan that was submitted and how helpful it is in the reviewing process to have a good site plan. There were no further questions or comments.</p> <p>There was no additional discussion and on roll call the vote was: <u>Ayes: 7</u> Benson, Fischer, Reeder, D. Weston, L. Weston, Scott, 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-1; 2’ side yard and 7’ distance between structures variance request to allow the construction of a detached garage. A public hearing was held on Wednesday, August 5, 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 if the garage is moved to meet the requirements it will take up most of the backyard area; 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 would not encroach any further into the setback than the existing structure and most properties in the block have garages that were built on or close to the property line and close to the principal structure.</p>
Old Business	None.
Commissioner’s Comments	None.
Staff Comments	B & Z Supervisor reported that there will be a meeting next month for a side yard and distance between structures variance for an above ground pool and a side yard variance for a detached garage.
Adjournment	<p>At 6:35 p.m. Commissioner Burdette moved and Commissioner Fischer seconded to adjourn. <u>Motion carried unanimously by voice vote.</u></p>



Patricia S. Brown, City Clerk