

**CITY OF WASHINGTON, ILLINOIS  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, SEPTEMBER 7, 2016  
WASHINGTON DISTRICT LIBRARY  
380 N. WILMOR ROAD – 6:30 P.M.**

Vice Chairman Brian Fischer 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, Brian Fischer, Tom Reeder, Steve Scott, and Doug Weston. Commissioners Rich Benson, Mike Burdette, and Louis Milot were absent.	Roll Call
Also present was P & D Director Jon Oliphant, B & Z Supervisor Becky Holmes and City Clerk Pat Brown.	
Commissioner Scott moved and Commissioner Weston seconded to approve the minutes of the August 3, 2016 Planning and Zoning Commission meeting as presented. <u>Motion carried unanimously by voice vote.</u>	Appv min 8/3/16 PZC meeting as presented
<u>Case No. 090716-V-1</u> – A public hearing was opened for comment at 6:31 p.m. on the request of Roger & Joanne Lawless for a distance between structures variance at 208 Hilldale Avenue. Publication was made of the public hearing notice, and there were no “interested parties” registered.  B & Z Supervisor Holmes gave a brief overview of the variance request noting the following: the petitioner is requesting a 2’ distance between structures variance in order to allow for the construction of a room addition which would place the principal structure 8’ from an existing detached garage; and the distance between structure requirement is 10’.  Petitioner comments: Mr. Lawless shared that the existing distance is 19’ to the garage and with the 11’ proposed addition he is requesting a 2’ variance in order to build the room addition.  Public comments: None.	Public Hearing: distance between structures variance request, Roger & Joanne Lawless
At 6:32 p.m. the public hearing was closed.	Close Public Hearing
Commissioner Weston moved and Commissioner Reeder seconded to approve the variance request as presented.  Commissioner comments: Commissioner Weston asked the distance between the petitioner’s garage and the neighboring garage and Mr. Lawless replied that it is 12’ or better. Commissioner Reeder asked if the proposed addition is 2’ narrower than the existing house and Mr. Lawless replied that it was. Commissioner Fischer raised a concern that the neighboring garage looks to be closer and could be less than the 10’ requirement as well. B & Z Supervisor Holmes shared that they overlooked this distance as part of the site plan. She shared that the variance was noticed as a distance between structures which gives the Commission the ability to consider both distance variances this evening. Mr. Lawless shared his desire to keep the proposed addition centered on the existing house. The desire of the Commission was to keep the proposed addition a distance of 8’ from either structure which results in the variance moving from one 2’ distance between structures variance to two 2’ distance between structures variances.  There was no additional discussion and on roll call the vote was: <u>Ayes: 4</u> Scott, Fischer, Reeder, Weston <u>Nays: 0</u> <u>Motion carried.</u>	Approve Case No. 090716-V-1, variance request
<u>Findings of Fact</u> – application was made by owners of property; fees were paid; property is zoned R-1; 2’ distance between structures variance request to allow a room addition to encroach into the distance between structures setback. A public hearing was held on Wednesday, September 7, 2016, 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 because in order to keep a fair market value many of the homes have room additions; plight of the owner is due to unique circumstances as the property is exceptionally narrow; and character of the neighborhood would not be changed as most properties in the block have accessory structures less than 10’ from the principal structure.	Finding of Facts
A public hearing for the purpose of hearing comment pertaining to proposed amendments to the Subdivision Code for the purpose of adding/deleting text was opened for comment at 6:41 p.m.  P & D Director went over the current 50/50 sidewalk replacement program that provides for roughly 50% of the cost of the repair of any sidewalk and curb that is deemed to be in poor or substandard condition. He shared that the initial sidewalk construction is the responsibility of the builder/owner and that the existing sidewalk policy does not speak to the future maintenance of curbs as well as not mandating that any residential subdivisions complete and sidewalk construction upon either a certain percentage of build-out or a particular period of years following acceptance of the public infrastructure improvements. He shared that	Public Hearing: subdivision code text amendments, sidewalk and curb & gutter replacement

Public Hearing: subdivision code text amendments, sidewalk and curb & gutter replacement, Cont.)	<p>surrounding communities have ordinances in place that require any remaining sidewalks to be constructed after a defined period of time following the City’s acceptance of the infrastructure improvements and/or where a defined percentage of the lots in a subdivision have had construction on the lots. He shared that the owner would be notified of the need to complete the sidewalk construction and in the event the owner does not comply, the City may, at its option, complete the installation and bill the owner the cost of the construction. He shared that both the Public Works Committee and Committee of the Whole are recommending that the existing 50/50 sidewalk/curb policy be put into an ordinance and for staff to draft an ordinance that addresses any gaps in the city’s sidewalks to ensure the safety of residents. He shared that this can be established retroactively to include lots from previously platted subdivisions that have gaps in sidewalks. He shared that the draft ordinance allows the City to require any sidewalk gaps be completed once 75% of the lots within a subdivision are completed and/or at least three years has surpassed upon acceptance of the public infrastructure improvements.</p> <p>Public comments: None.</p> <p>Commissioners Comments: Commissioner Scott asked if the responsibility would fall to whoever owns the lots and P &amp; D Director Oliphant shared that it would and if adopted it would become retroactive to existing lots in subdivisions as well. Commissioner Scott shared a concern with someone buying a lot with intentions to build at a point in time and having to make a decision for the driveway without knowing exactly where it will go. Oliphant shared that there will be minimal costs to incur by the homeowner as well as the wear and tear that occurs when construction does begin. Commissioner Weston noted that the lack of connecting sidewalks does create public safety concerns. Following a brief discussion surrounding how curbs are replaced and the determination for replacement there was a consensus that it would be good to implement the requirement as well as codifying the 50/50 replacement policy.</p>
Close Public Hearing	At 6:56 p.m. the public hearing was closed.
Recommend approval of subdivision code text amendment	<p>Commissioner Scott moved and Commissioner Reeder seconded to recommend approval of the subdivision code amendments as proposed.</p> <p>Commissioner’s Comments: See above.</p> <p>There was no additional discussion and on roll call the vote was: <u>Ayes: 4</u> Weston, Fischer, Reeder, Scott <u>Nays: 0</u> <u>Motion carried.</u></p>
Commissioner Comments	None.
Staff Comments	B & Z Supervisor Holmes shared that there will be a meeting next month on a couple of variances.
Adjournment	At 6:58 p.m. Commissioner Scott moved and Commissioner Weston seconded to adjourn. <u>Motion carried unanimously by voice vote.</u>

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Patricia S. Brown, City Clerk