

CITY OF WASHINGTON, ILLINOIS

Planning and Zoning Commission Meeting

Wednesday, June 4, 2025, at 6:30 P.M.

At Five Points - 360 N. Wilmor Road, Washington

Call to Order Chairman Burdette called the regular meeting of the City of Washington Planning and Zoning Commission to order at 6:30 p.m. A quorum was established.

Roll Call *Present:* Commissioners Burdette, Reeder, Scott, Shelton
Absent: Commissioners Milot, Ritter, Williams
Also present: Planning and Development Director Oliphant, Building and Zoning Coordinator Boyer and City Clerk Brod

Approve Minutes Commissioner Reeder motioned to approve the minutes of the December 4, 2024 meeting; Commissioner Scott seconded.
Motioned passed by voice vote.

Public Comments None provided.

Public Hearing *Request of Andrew Judd to allow a 13-foot variance at 1014 Dallas Rd., for an attached garage.*

At 6:31 p.m., Commissioner Burdette opened the public hearing to consider the proposed request of Andrew Judd to allow a 13-foot variance from the front setback at 1014 Dallas Road for an attached garage.

Building and Zoning Coordinator Joe Boyer explained that the property in question, formerly a church and now zoned R-1, was purchased in February. The proposed addition is a new request, separate from previously approved work, and came to the City's attention after the footings had already been installed. The proposed structure would be 13 feet from the property line, while no other buildings in the area are currently set back less than 25 feet. The petitioner stated that he believed City staff would support the project. He explained that the home faces the side of the lot, leaving limited space for a garage, and feels there are few placement alternatives.

At 6:35 p.m., Commissioner Burdette closed the public hearing.

The petitioner noted that several nearby properties on the same road have similar variances and shared their addresses on Dallas Road as examples.

Commissioner Scott motioned to approve the request; Commissioner Reeder seconded.

Commissioner Burdette noted that the property already includes an attached garage. The petitioner clarified that he is constructing a duplex with two separate entrances and mentioned that his family originally built the church on the site. Building and Zoning Coordinator Joe Boyer commended the petitioner's work on the property but stated that the City's GIS coordinator found no other structures within a quarter-mile that are set as close to the property line. Planning and Development Director Jon Oliphant explained that the examples the petitioner provided are farther south and located in the newer Trails Edge subdivision. Commissioner Scott added that two nearby houses north of the property fall outside city limits and are subject to county zoning standards, which differ from the City's. He also pointed out that this property is located at the edge of the city, and feels this makes the situation somewhat unique, especially given the absence of surrounding homes. He questioned whether there's an easement on the property and clarified that the house faces north. Building and Zoning Coordinator Boyer confirmed that, per City code, the side facing the street is considered the front of the structure. Commissioner Burdette discussed whether approving the request would set a precedent. Commissioner Scott feels this is a unique case due to its location and surrounding conditions. The petitioner shared that his family has owned the property at least 70 years. Commissioner Scott wouldn't usually support this request but feels this is a unique circumstance. Commissioner Burdette asked about easement encroachment and if the entrance to the garage would be through the easement. The petitioner feels that when the plat was created the requirement might have been 30 feet. Commissioner Burdette suggested a single car garage but information determined that it would also not work because it will be the same length. The petitioner feels that placing a single-car garage facing north is not practical for a 3-bedroom, 2-bath duplex, which will likely have at least two vehicles. He also expressed concern that the design would not be consistent with the surrounding area. It was further noted that existing electrical infrastructure blocks access from the north. Commissioner Scott expressed concern if Dallas Road is expanded in the future. Planning and Development Director Oliphant said it could be improved but only similar to what is done to Dallas Road south of this property. Commissioner Scott noted that the property is already approved for a duplex and it is zoned appropriately. All permits are in order.

On roll call the vote was:
2 Ayes: Reeder, Scott
2 Nays: Burdette, Shelton
Motion failed.

New Business Planning and Development Director Oliphant shared that there will be a PZC meeting on July 2, 2025.

Commissioner/Staff Comments None provided.

Adjournment At 6:52 p.m. Commissioner Scott motioned to adjourn; Commissioner Reeder seconded.
Motion carried by voice vote.



Valeri L. Brod, City Clerk