

CITY OF WASHINGTON, ILLINOIS

Planning and Zoning Commission Meeting

Wednesday, September 3, 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 Brecklin, Burdette, Collins, Reeder, Scott
Absent: Commissioners Milot, Shelton
Also present: Planning and Development Director Oliphant, Building and Zoning Coordinator Boyer and City Clerk Brod

Approve Minutes *Commissioner Reeder motioned and Scott seconded to approve the minutes of the August 13, 2025 meeting. Motioned passed by voice vote.*

Public Comments None provided.

Public Hearing At 6:31 p.m., Commissioner Burdette opened the public hearing to consider the proposed requests of Robert Gaul, 2230 Northridge Ln., including: a six-foot front yard setback variance to allow installation of a front porch; a two-foot side yard setback variance to allow construction of a garage; and a five-foot side yard setback variance to allow replacement of the existing gravel driveway with a concrete driveway.

*Requests of Robert Gaul, 2230 Northridge Ln., including:
a six-foot front yard setback variance to allow installation of a front porch;
a two-foot side yard setback variance to allow construction of a garage;
and a five-foot side yard setback variance to allow replacement of the existing gravel driveway with a concrete driveway*

1. Regarding a six-foot front yard setback variance, Building and Zoning Coordinator Boyer explained that this will allow for the construction of a covered porch. The property is zoned R-1. The code requires a 25-foot setback. The new porch would create a 19-foot setback.
2. Regarding a two-foot side yard setback, Building and Zoning Coordinator Boyer explained that this will allow for the construction of a replacement accessory structure. The code requires a five-foot setback but the existing structure is three feet from the property line. This would allow a car to be parked inside the structure.
3. Regarding a five-foot side yard setback, Building and Zoning Coordinator Boyer explained that this will allow for the replacement of a gravel driveway with concrete. Code requires a five-foot setback. The existing driveway is on the property line.

At 6:34 p.m., Commissioner Burdette closed the public hearing.

Commissioner Scott motioned to accept the requests; Commissioner Reeder seconded.

Commissioner Scott likes that the firewall is being installed in the garage to protect the neighbor. Mr. Boyer explained that this has also been done on a property on S. Main Steet. He also asked the petitioner to make sure the driveway is not graded towards his neighbor's property. The petitioner has been in contact with neighbor and builder to make sure the slope of the driveway is appropriate.

On roll call the vote was:

5 Ayes: Brecklin, Burdette, Collins, Reeder, Scott

0 Nays:

Motion carried.

New Business No new business was presented.

Comm'r/Staff Comments No cases have yet been received for the October meeting.

Adjournment At 6:37 p.m. Commissioner Reeder motioned to adjourn; Commissioner Brecklin seconded. Motion carried by voice vote.



Valeri L. Brod, City Clerk