

**CITY OF WASHINGTON, ILLINOIS  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, JUNE 7, 2017  
WASHINGTON DISTRICT LIBRARY  
380 N. WILMOR ROAD – 6:30 P.M.**

Chairman Mike Burdette 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, Rich Benson, Mike Burdette, Brian Fischer, Louis Milot, Tom Reeder, Steve Scott, and Doug Weston.

Roll Call

Also present was P & D Director Jon Oliphant, B & Z Supervisor Becky Holmes and City Clerk Pat Brown.

Commissioner Fischer moved and Commissioner Weston seconded to approve the minutes of the May 3, 2017 Planning and Zoning Commission meeting as presented.

Appv min 5/3/17 PZC meeting as presented

Motion carried unanimously by voice vote.

Case No. 060717-V-1 – A public hearing was opened for comment at 6:31 p.m. on the request of Joe Whitfield for a rear yard variance at 111 S. Wilmor Road. Publication was made of the public hearing notice, and there were no “interested parties” registered.

Public Hearing: rear yard variance request, Joe Whitfield, 111 S. Wilmor Rd

B & Z Supervisor Holmes gave a brief overview of the variance request noting the following: the petitioner is requesting a 14’ rear yard variance in order to allow the splitting and selling of the rear portion of property to the adjoining property owner to the north (109 S. Wilmor Road); in order to split the property and maintain a 5’ setback from the garage there would be 6’9” left for the rear yard on the subject property; the rear yard setback requirement is 20’; and both lot coverage and lot width requirements would still be met.

Petitioner comments: Dale Davison, 109 S. Wilmor Road, shared that if the Commission has anything more favorable that would accomplish the same thing to let them know as this is their suggestion only to split and sell the property.

Public comments: None.

At 6:32 p.m. the public hearing was closed.

Close Public Hearing

Commissioner Benson moved and Commissioner Reeder seconded to approve the variance request as presented.

Approve Case No. 060717-V-1, variance request

Commissioner comments: Commissioner Scott shared that he would rather see the detached garage out of compliance (garage would become part of 109 S. Wilmor) and give 111 S. Wilmor more property for their rear yard in hopes of gaining a better resale value. He shared that the proposed subdivision property line could be moved closer to the garage to gain a deeper rear yard than what is being proposed, but would also result in the need for a side yard variance for the garage because it would no longer meet the 5’ required setback. A discussion ensued on the pros and cons that would come into play if the rear yard variance request were amended to provide for a deeper rear yard for the 111 S. Wilmor property. Following discussion on the different administrative scenarios that could come into play and the lack of visual change by just moving the proposed property line, it was the general consensus to not amend the motion to decrease the rear yard variance request of 14’ and to accept the variance request as presented.

There was no additional discussion and on roll call the vote was:

Ayes: 7 Weston, Scott, Milot, Fischer, Burdette, Reeder, Benson

Nays: 0

Motion carried.

Findings of Fact – application was made by owners of property; fees were paid; property is zoned R-1; and a 14’ rear yard variance is requested to allow for the splitting and selling of a rear portion of property to an adjoining property. A public hearing was held on Wednesday, June 7, 2017, 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 owner has difficulty maintaining a large property; plight of the owner is due to unique circumstances as the property is exceptionally deep; and character of the neighborhood would not be visibly changed.

Finding of Facts

Case No. 060717-V-2 – A public hearing was opened for comment at 7:02 p.m. on the request of Brian & Gina Johnson for a distance between structures variance at 1926 Colt Drive. Publication was made of the public hearing notice, and there were no “interested parties” registered.

Public Hearing: distance between structures variance request, Brian & Gina Johnson, 1926 Colt Drive

B & Z Supervisor Holmes gave a brief overview of the variance request noting the following: the petitioner is requesting a 4’ distance between structures variance in order to allow the construction of a covered deck off of the second story where the supporting post would be 6’ from the edge of the pool; and the distance between structures setback requirement is 10’.

Petitioner comments: Mr. Johnson shared that with the construction of the deck there will be one supporting post that is closer to the pool than what is allowed.

Public comments: None.

Close Public Hearing	At 7:04 p.m. the public hearing was closed.
Approve Case No. 060717-V-2, variance request	<p>Commissioner Scott moved and Commissioner Benson seconded to approve the variance request as presented.</p> <p>Commissioner comments: Commissioner Weston asked if the variance would still be needed if the petitioner cantilevered the post and B &amp; Z Supervisor Holmes shared that they would because of the 2<sup>nd</sup> story deck structure being 6’ away as well. Commissioner Fischer asked if the 10’ requirement is for fire and safety and Holmes shared that it is as well as for allowing fire personnel and their gear to get through the area if needed.</p> <p>There was no additional discussion and on roll call the vote was:  <u>Ayes: 7</u> Reeder, Milot, Weston, Fischer, Burdette, Benson, Scott  <u>Nays: 0</u>  <u>Motion carried.</u></p>
Findings of Fact	<u>Findings of Fact</u> – application was made by owners of property; fees were paid; property is zoned R-1; and a 4’ distance between structures variance is requested to allow for the construction of a covered deck on the second story of the existing residence. A public hearing was held on Wednesday, June 7, 2017, 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 it enhances the backyard usability; plight of the owner is due to unique circumstances because the in-ground pool is already in place; and character of the neighborhood would not be visibly changed.
Public Hearing: side yard variance request, Jim Fondren, 202 McGinley St.	<p><u>Case No. 060717-V-3</u> – A public hearing was opened for comment at 7:09 p.m. on the request of Jim Fondren for a side yard variance at 212 McGinley Street. Publication was made of the public hearing notice, and there were no “interested parties” registered.</p> <p>B &amp; Z Supervisor Holmes gave a brief overview of the variance request noting the following: the petitioner is requesting a 1’6” side yard variance to replace a detached garage in the same location as the original garage; the original garage was 3’6” from the property line measured from the overhang; and the side yard setback requirement is 5’ from overhang.</p> <p>Petitioner comments: Mr. Ray Trapp shared that he is doing the work for his cousin. He shared that the house was the first one built in the subdivision, the garage originally had sliding barn doors, the slab had been poured after the garage was built and had become dilapidated, the slab and garage have been removed, and the petitioner is requesting the build a slightly larger new garage on the same side lot line.</p> <p>Public comments: None.</p>
Close Public Hearing	At 7:11 p.m. the public hearing was closed.
Approve Case No. 060717-V-3, variance request	<p>Commissioner Scott moved and Commissioner Weston seconded to approve the variance request as presented.</p> <p>Commissioner comments: There were no concerns with issuing the variance.</p> <p>There was no additional discussion and on roll call the vote was:  <u>Ayes: 7</u> Benson, Burdette, Fischer, Milot, Reeder, Weston, Scott  <u>Nays: 0</u>  <u>Motion carried.</u></p>
Finding of Facts	<u>Findings of Fact</u> – application was made by owners of property; fees were paid; property is zoned R-1; and a 1’6” side yard variance is requested to allow for the reconstruction of an existing detached garage. A public hearing was held on Wednesday, June 7, 2017, 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 the property has a dilapidated detached garage that needs replaced; plight of the owner is due to unique circumstances as the existing driveway is close to the lot line and the plan is to reuse the same driveway; and character of the neighborhood would not be changed as many of the detached garages in the neighborhood are close to the side lot lines.
Commercial/Industrial Freestanding Sign Review	P & D Director Oliphant shared that following the May 7 <sup>th</sup> sign height variance request public hearing staff reviewed the sign codes of various neighboring cities and counties. He shared the regulations of 13 neighboring cities and counties noting that Washington’s regulations are largely consistent with the 13 entities. He shared that staff would not recommend any wholesale changes at this time. He also shared that after talking with staff in Pekin their 50’ sign height requirement will be changing later this year as their codes are out of date. Chairman Burdette thanked Jon for his work on researching other communities.
Commissioner Comments	Commissioner Fischer asked about the status of the Domino’s Pizza proposed location on the Rolling Meadows lot and P & D Director Oliphant shared that they are currently in negotiations with the owners of The Dollhouse property just west of their vacant property and the U-Haul/Storage business for a possible location.

P & D Director Oliphant shared that Gary Matthews, Sleep Inn & Suites, contacted him this past Monday to change his sign height variance request from a 52’ sign to a 35’ sign. He shared that this will revert back to a first reading ordinance for City Council next Monday with second reading and action on the 19 <sup>th</sup> of June.	Staff Comments
B & Z Supervisor Holmes shared that there will be a front yard variance request for the July 5 <sup>th</sup> meeting.	
At 7:18 p.m. Commissioner Reeder moved and Commissioner Milot seconded to adjourn. <u>Motion carried unanimously by voice vote.</u>	Adjournment

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Patricia S. Brown, City Clerk