

**CITY OF WASHINGTON, ILLINOIS
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, MAY 2, 2018
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, Mike Burdette, Louis Milot, Tom Reeder, and Joe Roberts. Commissioners Brian Fischer, Steve Scott, and Doug Weston were absent.

Roll Call

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

Commissioner Milot moved and Commissioner Reeder seconded to approve the minutes of the April 4, 2018 Planning and Zoning Commission meeting as presented.

Appv min 4/4/18 PZC meeting as presented

Motion carried unanimously by voice vote.

Case No. 050218-V-1 – A public hearing was opened for comment at 6:55 p.m. on the request of David & Gina Armel for a rear yard variance at 1871 Hickory Street. Publication was made of the public hearing notice, and there were no “interested parties” registered.

Public Hearing: rear yard variance request, David & Gina Armel, 1871 Hickory Street

B & Z Supervisor Holmes gave a brief overview of the variance request noting the following: the petitioner is requesting a 7’ rear yard variance in order to allow the construction of a room addition leaving a 13’ rear yard; the addition will be constructed on the existing deck; and the rear yard setback requirement is 20’.

Petitioner comments: Gina Armel shared that the reason they are needing the additional living space is because her parents will be moving in with them soon and are in need of more space on the main level of the house.

Public comments: None.

At 6:56 p.m. the public hearing was closed.

Close Public Hearing

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

Approve Case No. 050218-V-1, rear yard variance request

Commissioner comments: B & Z Supervisor Holmes shared they will be using the existing 13’ x 16’ deck platform to construct the room addition, noting that the deck was allowed to be reconstructed in its current location because it existed pre-tornado and since they are now increasing its use to a room addition it requires a variance. Commissioner Milot asked if it is the only direction for the room addition and Ms. Armel shared that it is due to the layout of the rooms on the main floor. B & Z Supervisor Holmes also noted that corners lots generally have a reduced rear yard due to the two (2) front yard setback requirements as well.

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

Ayes: 4 Burdette, Roberts, Reeder, Milot

Nays: 0

Motion carried.

Findings of Fact – application was made by owners of property; fees were paid; property is zoned R-1; and a 7’ rear yard variance is requested to allow for the construction of a room addition. A public hearing was held on Wednesday, May 2, 2018, 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 is the only area on the lot that is buildable; plight of the owner is due to unique circumstances as the property is shallow in depth; and character of the neighborhood would not be visibly changed.

Finding of Facts

A public hearing was opened for comment at 6:59 p.m. on the request of Straight Up Solar, (Riech property) 320 N. Summit Drive to permit a roof mount solar energy system to be placed on the roof of an accessory structure. Publication was made of the public hearing notice, and there were no “interested parties” registered.

Public Hearing: Special Use request, roof mount solar energy system on accessory structure, 320 N. Summit Drive

P & D Director Oliphant gave a brief overview of the request noting the following: Straight Up Solar has submitted the application on behalf of property owner Ryan Riech; a special use is required in order to install a roof mount solar array on the roof of an accessory structure per the recently approved solar energy ordinance; and if approved it would be located on the detached garage on the southern portion of the property. He noted that the solar energy ordinance was amended by City Council to only allow roof mounts on an accessory structure by special use in order to better control aesthetics and structural load. He shared that a licensed structural engineer has attested that the roof of this accessory structure is capable of supporting the proposed system and the roof will have 49.12% amount of roof coverage and 50% is the maximum allowable.

Petitioner comments: None.

Public comments: None.

At 7:02 p.m. the public hearing was closed.

Close Public Hearing

Approve Special Use request	<p>Commissioner Reeder moved and Commissioner Roberts seconded to recommend approval of the special use request as presented.</p> <p>Commissioner comments: Commissioner Roberts asked about the reflection of the panels and Valerie from Straight Up Solar shared that the panels they are using are a reduced reflection panel and do not reflect as much as some that can. P & D Director Oliphant noted that this is the only south facing roof on the property that will allow maximize use of the sun.</p> <p>There was no additional discussion and on roll call the vote was: <u>Ayes: 4</u> Burdette, Milot, Roberts, Reeder <u>Nays: 0</u> <u>Motion carried.</u></p>
Commissioner’s Comments	None.
Staff Comments	P & D Director Oliphant shared that the next meeting will be held on Wednesday, May 23 rd .
Adjournment	At 7:05 p.m. Commissioner Reeder moved and Commissioner Milot seconded to adjourn. <u>Motion carried unanimously by voice vote.</u>

Patricia S. Brown, City Clerk