

**CITY OF WASHINGTON, ILLINOIS  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, AUGUST 1, 2018  
WASHINGTON DISTRICT LIBRARY - 380 N. WILMOR ROAD – 6:30 P.M.**

Chairman Mike Burdette called the August 1, 2018 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, Brian Fischer, Louis Milot, Tom Reeder, Joe Roberts, and Steve Scott. Commissioner Doug Weston was 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 Roberts seconded to approve the minutes of the July 5, 2018 and July 10, 2018 adjourned Planning and Zoning Commission meeting as presented. <u>Motion carried unanimously by voice vote.</u>	Appv min 7/5/18 & 7/10/18 adjourned PZC meeting as presented
<u>Case No. 080118-V-1</u> – A public hearing was opened for comment at 6:31 p.m. on the request of Dustin Schumacher for a side yard variance at 612 West Street. Publication was made of the public hearing notice, and there were no “interested parties” registered.	Public Hearing: side yard variance request, Dustin Schumacher, 612 West St.
B & Z Supervisor Holmes gave a brief overview of the variance request noting the following: the petitioner is requesting a 4’ side yard variance in order to allow the reconstruction of an existing detached garage; the garage would be placed in the same location as the existing detached garage in relation to the side yard and would be constructed a little larger to the north attaching to the existing deck; and the side yard setback requirement is 5’.	
Petitioner comments: Mr. Schumacher clarified that the garage would be constructed 1’ from the property line.	
Public comments: None.	
At 6:32 p.m. the public hearing was closed.	Close Public Hearing
Commissioner Fischer moved and Commissioner Reeder seconded to approve the variance request as presented.	Approve Case No. 080118-V-1, side yard variance request
Commissioner comments: Commissioner Fischer commented that the reconstruction will be a nice change.	
There was no additional discussion and on roll call the vote was: <u>Ayes: 6</u> Burdette, Fischer, Milot, Reeder, Roberts, Scott <u>Nays: 0</u> <u>Motion carried.</u>	
<u>Findings of Fact</u> – application was made by owners of property; fees were paid; property is zoned R-1; and a 4’ side yard variance is requested to allow for the reconstruction of an existing detached garage. A public hearing was held on Wednesday, August 1, 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 the existing detached garage has structural damage to the foundation and needs replaced; plight of the owner is due to unique circumstances as the property is narrow; and character of the neighborhood would not be visibly changed as the garage will not encroach any further into the side yard setback than the existing detached garage.	Finding of Facts
<u>Case No. 080118-V-2</u> – A public hearing was opened for comment at 6:33 p.m. on the request of Christine Schauble for a fence height variance at 902 E. Jefferson Street. Publication was made of the public hearing notice, and there were no “interested parties” registered.	Public Hearing: fence height variance request, Christine Schauble, 902 E. Jefferson St.
B & Z Supervisor Holmes gave a brief overview of the variance request noting the petitioner has a double lot and is requesting a 1’ fence height variance in order to enclose the rear yard with a 7’ privacy fence instead of the 6’ maximum requirement, noting that the submitted site plan shows the proposed placement of the fence.	
Petitioner comments: Ms. Schauble shared that she is planning for it to be a custom fence built by a contractor.	
Public comments: Mr. John Lee, Lee Automotive, shared that an additional 1’ in height will make a difference for his business as it would cut off 1/3 of the custom made sign on his building from the view of eastbound travelers on Walnut Street and does not believe that 1’ will make a big difference for privacy. Ms. Schauble shared that she wants to be neighborly and wants to invest in her property noting that the top of the fence would be somewhat see through and would be made of cedar wood and not pressed wood.	
At 6:37 p.m. the public hearing was closed.	Close Public Hearing

Approve Case No. 080118-V-2, fence height variance request	<p>Commissioner Roberts moved and Commissioner Milot seconded to approve the variance request as presented.</p> <p>Commissioner comments: Discussion ensued on the proposed 7’ fence height noting the following: the property faces E. Jefferson Street and abuts Walnut Street in the rear; the petitioner would like to enjoy the backyard which is difficult to do with Casey’s bringing a lot of light and traffic and would like to have as much privacy as possible; the fence will be custom made so it can be made to any height; Lee Automotive losing partial visibility of their custom made wall sign; the ability of commercial properties to have taller fencing (7’) and the inability of residential properties abutting commercial properties to have taller fencing; not favorable in allowing the increased height along residential use and zoned properties; and giving consideration to amend the variance request to only propose the 7’ fence height along the east property line.</p>
Case No. 080118-V-2 amended	<p>The petitioner was in agreement to amend the variance request as proposed. Commissioner Fischer moved and Commissioner Milot seconded to amend the variance request by removing the 7’ fence height request along the south and west property lines and keeping the request along the east property line.</p>
Case No. 080118-V-2, denied	<p>There was no additional discussion and on roll call the vote was:</p> <p><u>Ayes: 3</u> Fischer, Milot, Roberts</p> <p><u>Nays: 3</u> Burdette, Reeder, Scott</p> <p><u>Motion did not carry.</u></p>
Findings of Fact	<p><u>Findings of Fact</u> – application was made by owners of property; fees were paid; property is zoned R-1; and a 1’ fence height variance is requested to allow for the construction of a 7’ privacy fence. A public hearing was held on Wednesday, August 1, 2018, all present were given the opportunity to be heard; there were no ‘interested parties’; there were objections to the granting of the variance; property can yield a reasonable return because it was purchased without a fence; plight of the owner is due to unique circumstances as it abuts commercial property on the east; and character of the neighborhood would not be visibly changed by allowing the 7’ fence along the commercial property only.</p>
Commissioner/Staff Comments	<p>Chairman Burdette asked if there was interest in possibly starting meetings at 6:00 p.m. instead of 6:30 p.m. and to think about it for further discussion next month. A brief discussion ensued on the City’s current fence regulations and if there was a need for clearer language. B &amp; Z Supervisor Holmes shared that there is an accessory building height variance request for the August meeting.</p>
Adjournment	<p>At 7:14 p.m. Commissioner Scott moved and Commissioner Roberts seconded to adjourn.</p> <p><u>Motion carried unanimously by voice vote.</u></p>

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Patricia S. Brown, City Clerk