

CITY OF WASHINGTON, ILLINOIS

Planning and Zoning Commission Meeting

Wednesday, October 5, 2022 at 6:30 P.M.

In a meeting room in the Washington District Library in Five Points - 380 N. Wilmor Road, Washington

Call to Order

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 library meeting room in Five Points, Washington. A quorum was established.

Roll Call

Present: Commissioners Burdette, Milot, Reeder, Ritter, and Williams
Absent: Commissioners Rodriguez and Scott

Also present: Planning and Development Director Jon Oliphant, Planner Aaron Paque and City Clerk Valeri Brod

Approve Minutes

Commissioner Reeder motioned and Commissioner Milot seconded to approve the meeting minutes from the September 7, 2022 meeting as presented.

Motion carried by voice vote.

Item A

*Public Hearing:
Variance of the side yard setback to install an attached garage on the property: 307 Belaire Drive*

Chairman Burdette opened a public hearing at 6:31 p.m., for the request by Katie Jaegle for a variance of the side yard setback to install an attached garage on the property at 307 Belaire Drive. Planner Aaron Paque shared that they are requesting side yard setback to include an attached one car garage. He shared that Chapter 154 pf City Code states: "Side yard setback should be each not less than five feet from the overhang of the building to the lot line, and the sum of the two side yards shall not be less than twelve feet." Mr. Paque also shared that this is a part of Rolling Meadows Subdivision built in 1966 before set back regulations were adopted. He noted that this will be in line with the other homes in the neighborhood and this exceeds the fire setback requirements so no additional barrier is needed.

Ms. Jaegle was in attendance and added that the house should have been built square with the property lines and not to the street, which is at a 30-degree angle.

Chairman Burdette closed the public hearing at 6:33 p.m.

There was no additional discussion. Commissioner Ritter motioned to accept the variance and Commissioner Milot seconded. On roll call the vote was:

Ayes: 5 Burdette, Milot, Reeder, Ritter, and Williams

Nays: 0

Motion carried.

Item B

*Public Hearing:
Variance to allow a shed to encroach into the side yard setback: 1503 Fayette Avenue*

Chairman Burdette opened a public hearing at 6:33 p.m., for the request by Brooke and Jason Bieda for a variance to allow a shed to encroach into the side yard setback at 1503 Fayette Avenue. Planner Aaron Paque shared that the minimum required should not be closer than five feet from rear and side yard and that this would be two feet. He noted that this lot experiences flooding issues which makes finding a shed placement more difficult. He also noted that this exceeds the minimum fire setback so no additional barrier is needed.

Brooke and Jason Bieda were present and added that the other neighbor has a shed but not near this one.

Chairman Burdette closed the public hearing at 6:35 p.m.

There was no additional discussion. Commissioner Milot motioned to accept the variance and Commissioner Reeder seconded. On roll call the vote was:

Ayes: 5 Burdette, Milot, Reeder, Ritter, and Williams

Nays: 0

Motion carried.

Mr. Paque explained to both requesters that they can now move forward with requesting permits for their projects.

Old Business

Planning and Development Director Oliphant shared that there will be two variances for the November meeting.

**Commissioner/Staff
Comments**

None provided

Adjournment

At 6:36 p.m. Commissioner Ritter moved and Commissioner Reeder seconded to adjourn.
Motion carried unanimously by voice vote.

Valeri L. Brod, City Clerk