

CITY OF WASHINGTON, ILLINOIS

Planning and Zoning Commission Meeting

Wednesday, June 5, 2024, at 6:30 P.M.

Washington Fire Department Training Room - 200 N. Wilmor Road, Washington

Call to Order Acting Chairman Louis Milot 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 Burdette, Milot, Scott, Shelton
Absent: Commissioners Reeder, Ritter, Williams
Also present: Planning and Development Director Oliphant, Building and Zoning Coordinator Boyer and City Clerk Brod

Approve Minutes Commissioner Milot motioned to approve the minutes; Commissioner Scott seconded.
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 request of
Item A: Request of Viable Builders, LLC, for a seven-foot front yard variance to allow for a triplex to be constructed in a portion of the front yard at a property in Wilmor Estates Subdivision on Lawson Street.

Mr. Boyer explained that the property is zoned R-2 (residential) and the proposed triplex to be moved closer to Lawson St. due to drainage concerns and the presence of utilities along Wilmor Road. He further noted that each street requires a front yard setback and adhering to these setbacks would reduce the buildable area to an impractical size. Mr. Harkins plans to build the triplex facing Lawson Street 18- feet from Lawson but 25-feet is mandated. The rear of the building will face Wilmor Road, benefiting traffic flow onto Lawson Street.

At 6:32 p.m. Commissioner Burdette closed the public hearing.
Commissioner Scott motioned to approve the request; Commissioner Milot seconded.

Commissioner Scott clarified that this matches the other units in the area, and he understands it's a small lot and agrees with the proposal as he feels it is the best solution. Commissioner Milot noted that all other units face Lawson and this is consistent. Commissioner Scott noted that this won't look different. It was noted that the new units could be rented or owner occupied.

On roll call the vote was:
4 Ayes: Burdette, Milot, Scott, Shelton
0 Nays:
Motion carried.

New Business Mr. Oliphant shared that there is no July meeting

Commissioner/Staff Comments None were provided.

Adjournment At 6:35 p.m. Commissioner Milot motioned to adjourn; Commissioner Shelton seconded.
Motion carried by voice vote.



Valeri L. Brod, City Clerk