

CITY OF WASHINGTON, ILLINOIS

Planning and Zoning Commission Meeting

Wednesday, February 7, 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 Milot, Reeder, Shelton, Williams
Absent: Commissioners Burdette, Ritter, Scott
Also present: Planning and Development Director Oliphant, Building and Zoning Coordinator Boyer and City Clerk Brod

Approve Minutes Commissioner Reeder motioned to approve the minutes; Commissioner Shelton seconded.
Motioned passed by voice vote.

Public Comments None provided.

Public Hearing At 6:32 p.m., Commissioner Milot opened the public hearing to consider the request by Dennis Riel for a 1.5-foot distance between structures variance at 914 S. Main Street. Mr. Oliphant introduced B&Z Coordinator Boyer who explained that this project was underway when he came to work for the City. He noted that the distance between the garage and primary structure is close, and our code requires ten feet between structures which is the same as the fire code. He shared that the homeowner was told by a previous city employee that the structures need to be joined by a roof to create something like a breezeway, but the international residential fire code says that is not preferred. The international code states that not less than half-inch gypsum board is to be placed on the wall facing the house plus a one-hour fire door should be on the primary structure. He recommends that the 18" variance be approved contingent that the drywall and door be done in order to obtain an occupancy permit.

*Item A: Rezone Two
Parcels*

Commissioner Reeder motion to approve the variance with the remedies provided by B&Z Coordinator Boyer; Commissioner Williams seconded.

Mr. Riehl, the applicant, shared that they agree with Mr. Boyer's recommended changes. The applicant is familiar with these items and thinks they would be a safe choice because they give time to react if a fire were to occur.

Commissioner Shelton asked if the house is vacant, and the applicant shared that it is. The applicant shared that they have a few items to complete before they can move back into their home. They think it will be the end of the month before they are ready for the inspections.

Mr. Boyer explained that the City is required to issue a certificate of occupancy and it will be held until the fire door and drywall is complete. Commissioner Reeder noted that that this is a building code issue and he expressed concern for the need to adjust language, so they won't have to come back. Mr. Oliphant noted that different employees can interpret code differently but, in the future, we will not allow a roof to provide the connection of the structures. They will still need to meet the variance and fire code. Mr. Oliphant noted that this case presents a hardship because they can't occupy the home until they meet the fire code.

The public hearing was closed at 6:41 p.m.

On roll call the vote was:

4 Ayes: Milot, Reeder, Shelton, Williams

0 Nays:

Motion carried.

New Business Mr. Oliphant shared that there will be one case for the March meeting.

**Commissioner/Staff
Comments** None were provided.

Adjournment At 6:42 p.m. Commissioner Reeder motioned to adjourn; Commissioner Shelton seconded.
Motion carried by voice vote.

Valeri L. Brod, City Clerk

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