

CITY OF WASHINGTON WASHINGTON, ILLINOIS

TO: Chairman Burdette, and Planning and Zoning Members
FROM: Becky Holmes, Building and Zoning Supervisor
DATE: March 28, 2018
SUBJECT: 20 foot Front Yard Variance Request and Variance of Lot Coverage

PETITIONER: Washington Community School District 308

LOCATION: 115 Bondurant St.

ZBA REQUEST: To allow the petitioners to construct an addition to the school on the northwest corner of the existing building. The proposed addition would be 5 feet from the Bondurant side of the property. Twenty-five feet is the required setback on Bondurant St. In addition, the proposed addition would increase the lot coverage from approximately 55% to 60%. The existing buildings are currently over the allowable lot coverage of 40% and this variance would bring the property into conformance.

BACKGROUND: The property is zoned R-1, and is 6.486 acres in size. The petitioners are requesting to construct a building addition that would encroach into the front yard setback on the Bondurant side. However, it would not encroach any further into the required setback than what the existing building does now. In addition, the proposed addition would increase the lot coverage to approximately 60%. Currently, the combination of school buildings on the property exceed the lot coverage by approximately 15%.

STAFF'S OBSERVATIONS:

- It appears that the petitioners may not be able to receive reasonable return on their property without the addition as increasing enrollment is creating the necessity for more space.
- There does appear to be unique circumstance as the school's enrollment has grown considerably and there a limited options on the existing site to address that growth.
- It does not appear that there would be any change to the character of the neighborhood as the building will not encroach any further into the front yard setback than the existing building which was constructed in the 1970's.

STAFF RECOMMENDATION: Staff recommends approval of the front yard and increased lot coverage variance requests.

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APPLICATION FOR VARIANCE

To have a complete application for a variance, you must submit the following:

- Signed and completed application
- Plat showing subject property and proposed site improvements
- Ownership documentation (lease, deed, mortgage, etc.)
- Application fee of \$100 payable to the City of Washington

Name(s) of Applicant(s): Washington Community School District 308 c/o Dr. Kyle Freeman, Superintendent

Phone Number of Applicant: (309) 444-5501

Address of Applicant: 115 Bondurant Street, Washington, Illinois 61571

Owner of Property: Washington Community High School District 308

Address of Owner: 115 Bondurant Street, Washington, Illinois 61571

I would like to receive correspondence by: Mail X Email Email Address: kwf Freeman@wacohi.net

Property Tax ID (PIN) number: 02 - 02 - 23 - 103 - 001

Current zoning classification of the property: R-1

Current use of the property: High School

Describe how your property cannot yield a reasonable return, if it is required to be used only under the general conditions of your zoning classification:

We do not seek a use change, only a variance from the front yard setback requirements and a variance from the lot coverage requirements noted below.

To the best of your knowledge, can you affirm that the hardship described above was not created by an action of anyone having property interests in the land after the Zoning Ordinance became law? Yes X No

If "no," explain why the hardship should not be regarded as self-imposed. (Self-imposed hardships are NOT entitled to variations.)

Describe how your situation is unique or different from any other property:

WCHS is a public school facility, an important civic function for the City of Washington. As the community has grown in size and population, so has the student enrollment and it continues to do so. To meet the continue educating the youth of the community, more space is needed in the building - specifically for the music department as well as general classrooms. In order for education to function properly, certain space and use requirements must be met. These requirements cause the proposed building addition to extend into the Bondurant Street front yard setback.

Describe the alteration or change, if any, in the basic character of the neighborhood the variation, if granted, would make:

1. The front setback to the building along Bondurant Street will be encroached upon by the proposed addition. There is an existing portion of the building (the IMC on Bondurant Street), on the same block, that encroaches on the setback. The proposed plan will encroach no further into the front yard setback than the existing portion of the school. We request a variance based on meeting item (f)(i) from the Variance Information document provided with this application. The variance is for a 5' front yard setback in lieu of the 25' front yard setback.

2. The other variance is for the a variance to exceed the lot coverage maximum of 40% to 60%. The existing building is nonconforming at approximately 55%.

Describe the nature of the variation you are requesting (attach dimensioned site plan):

Please refer to attached site plan depicted the encroachment onto the front yard setbacks as described above.

PUBLIC HEARING: Your case will be referred with staff's recommendation to the next regularly scheduled Planning and Zoning Commission (PZC) meeting for a public hearing. The PZC meets the first Wednesday of every month at 6:30 p.m. at the Washington District Library meeting room at 380 N. Wilmor Road. At the PZC meeting, you will present your request. A variance cannot be granted by the PZC unless the PZC finds, based upon the application and evidence presented at the public hearing, that a strict application of the terms of the Zoning Ordinance imposes practical difficulties or particular hardship. The following are examples of variances that can be granted:

1. To permit the extension of a district where the boundary line of a district divides a lot in single ownership as shown of record.
2. To permit the reconstruction of a nonconforming building which has been destroyed or damaged to an extent of more than fifty percent (50%) of its value, by fire or act of God, or the public enemy, where the PZC shall find some compelling public necessity requiring a continuance of the nonconforming use, but in no case shall such a permit be issued if its primary function is to continue a monopoly.
3. To make a variance, by reason of exceptional narrowness, shallowness or shape of a specific piece of property of record, or by reason of exceptional topographical conditions the strict application of any provision of this chapter would result in peculiar and exceptional practical difficulties or particular hardship upon the owner of such property, and amount to a practical confiscation of property, as distinguished from a mere inconvenience to such owner, provided such relief can be granted without substantial detriment to the public good and without substantially impairing the general purpose and intent of the comprehensive plan as established by the regulations and provisions contained in the Zoning Ordinance.
4. To interpret the provisions of this chapter where the street layout actually on the ground varies from the street layout as shown on the district map fixing the several districts.
5. To waive the parking requirements in the business or industrial districts whenever the character or use of the building is such as to make unnecessary the full provision of parking facilities or where such regulations would impose an unreasonable hardship upon the use of the lot, as contrasted with merely granting an advantage or convenience.
6. To permit a building to be erected, reconstructed, altered, or enlarged so that the building lines would extend beyond the distance specific in this chapter into side yards or into front yards; provided that such variance may not be granted:
 - a. Unless there is a building in the block that extends beyond the distance from the front street line specified in this chapter, in which case the building line may be permitted to extend as near to the front street line as such nonconforming building;
 - b. Unless the lot is irregular in shape, topography, or size; or
 - c. Unless the street line of the lot is directly opposite the street line of a lot which is irregular in shape, topography, or size.
7. To permit in any district such modifications of the requirements of the regulations of this chapter as the Board may deem necessary to secure all appropriate development of a lot where adjacent to such lot on two or more sides there are buildings that do not conform to the regulations of the district.

Certification: To the best of my knowledge, the information contained herein, and on the attachments, is true, accurate, and correct, and substantially represents the existing features and proposed features. Any error, misstatement, or misrepresentation of material fact or expression of material fact, with or without intention, shall constitute sufficient grounds for the revocation or denial of the proposed Variance.

Signature of Applicant

Date

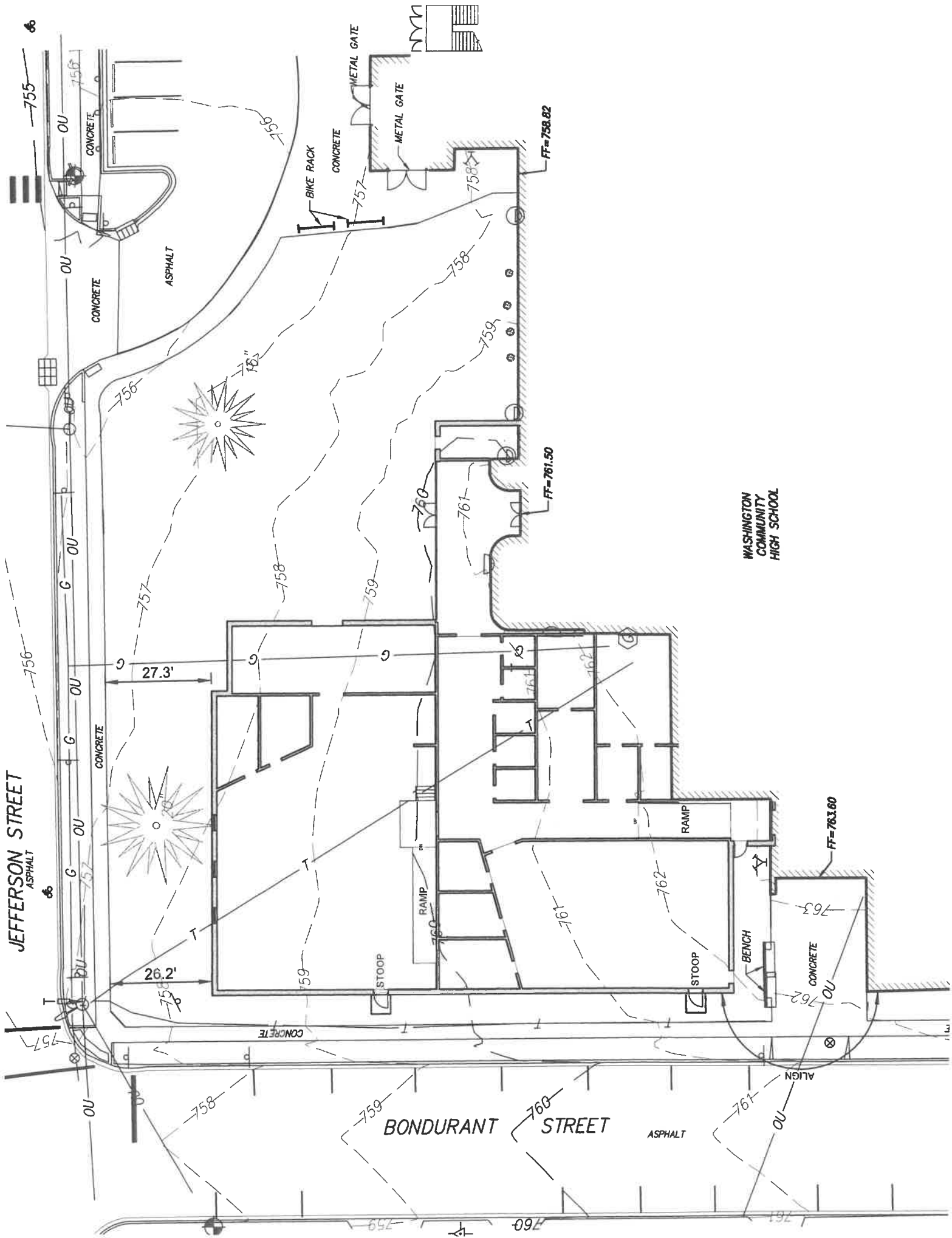
3/7/18

Signature of Owner

Date

3/7/18

After receiving a completed application, the City Clerk will file notice of your request with the local newspaper and with the adjoining property owners. If you have any questions, please contact Becky Holmes, Building and Zoning Supervisor, at (309) 444-1122.



WASHINGTON
COMMUNITY
HIGH SCHOOL

JEFFERSON STREET
ASPHALT

BONDURANT STREET

ASPHALT