

CITY OF WASHINGTON
PLANNING & DEVELOPMENT DEPARTMENT

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MEMORANDUM

TO: Chairman Burdette and Planning & Zoning Commission
FROM: Becky Holmes, Building & Zoning Supervisor
SUBJECT: Public Hearing — Fifteen (15) foot front yard variance request
by Eagle Point Condo Association to construct a duplex ten (10)
feet from the front property line
DATE: May 29, 2019

PZC REQUEST: To allow the petitioner to construct a duplex 10 foot from the front property line. Twenty-five feet is required.

BACKGROUND: The property is zoned R-2 (which includes two family condos as a permitted use) and is .69 acres. Condo units 29 and 30, which are a part of Eagle Point Condos – Phase 2 (see attachment), requires a variance. The southeast corner of Unit 29 is proposed to be 10 foot from the front property line.

This project is a redevelopment of a site that was destroyed in the 2013 tornado. With total build-out, Eagle Point Condo Association will have 32 units where there were 36 units pre-tornado.

STAFFS OBSERVATIONS:

- It appears that the petitioner may not be able to receive reasonable return on his property without the approval to build 7 duplex units in the layout that he is proposing.
- There does appear to be unique circumstance as the lot has a curved frontage.
- It appears that there may be a change to the character of the neighborhood as there are no other properties in the immediate vicinity that encroach into

the front yard setback. However, only a small portion of the front of Unit 29 would encroach into the required setback.

STAFF RECOMMENDATION: Staff recommends approval of the front yard variance request. Staff feels the new layout is an improvement over traditional apartment housing and a better fit for the neighborhood.

CITY OF WASHINGTON, ILLINOIS – APPLICATION FOR VARIATION

- (1) Full name(s) and address(es) of all legal owners:
Eagle Point Condo Assoc. 3303 N. Main St., East Peoria, 61611
How would you like to receive correspondence? ☐ Mail ☒ Email
Email Address(s): slahood@austinengineeringcompany.com
- (2) Full and complete legal description for the property (also attach a copy of your deed and/or property tax bill):
See Attached
- (3) Address for the property: 1405 Eagle Ave. & 405 Hawk St.
- (4) Present zoning classification: R1-A & R2 (i.e., AG, R-1, R-2, CE, C-1, C-2, C-3, I-1, I-2)
- (5) Present use of the property: 2-8 Plex Units destroyed by the tornado
- (6) 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:
Multiple layouts and detention basin orientations were considered to replace the 8-plex unit. Unit 13 was added as a single unit to avoid a triplex w/11&12
- (7) 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 ☐ No ☒
If "no", explain why the hardship should not be regarded as self-imposed. (Self-imposed hardships are NOT entitled to variations.)
The layout is consistent with other corner lots in the vicinity of the project with front yards angled to a minimum of 10' on a curved frontage.
- (8) Describe how your situation is unique or different from other property:
The efficient use of the southerly portion of the property is dependent upon the variance.
- (9) Describe the alteration or change, if any, in the basic character of the neighborhood the variation, if granted, would make:
No changes in the basic character of the neighborhood.
- (10) Describe the nature of the variation you are requesting (*attach dimensioned site plan*):
Reduction of the ^{front} rear yard setback at Units 29-30 to match the line of Units 31-32 and be a minimum of 10'

I/we certify that all of the above statements and the statements contained in any papers or plans submitted with this Application are true and accurate to the best of my/our knowledge.

I/we hereby expressly consent to the entry in and upon the premises and property described in this Application by any authorized official of the City of Washington for the purpose of posting, maintaining, and removing such notices as may be required by law and for the purpose of verifying any statement or statements herein contained.

DATE: March 19th, 2019

Joe L. Hood
Applicant

Applicant

NOTE: This application must be signed by the true legal owner or owners of the property.

LEGAL DESCRIPTION OF THE TRACT TO BE KNOWN AS "EAGLE POINT CONDOMINIUM"

LOT 3, LOT 4 AND VACATED HAWK STREET IN GRANDYLE ARMS, SECTION ONE, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "W", AT PAGE 85 IN THE TAZEWELL COUNTY RECORDER'S OFFICE, A PART OF LOTS 209, 210, AND 211 IN WASHINGTON ESTATES, TWELFTH EXTENSION, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "LL", AT PAGE 150 IN THE TAZEWELL COUNTY RECORDER'S OFFICE, THE WEST 70 FEET OF LOT 14 AND ALL OF LOT FIFTEEN 15 IN A REPLAT OF LOTS 8, 9, 10, 11, AND 12 IN GRANDYLE ARMS, SECTION TWO, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "CC", AT PAGE 206 IN THE TAZEWELL COUNTY RECORDER'S OFFICE, ALL BEING A PART OF THE SOUTHEAST QUARTER OF SECTION FIFTEEN (15), TOWNSHIP TWENTY-SIX (26) NORTH, RANGE THREE (3) WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, (THE FOLLOWING 3 COURSES ARE ALONG THE NORTH RIGHT OF WAY LINE OF EAGLE AVENUE), THENCE IN A SOUTHWESTERLY DIRECTION, ON A CURVE TO THE LEFT HAVING A RADIUS OF 218.00 FEET FOR AN ARC LENGTH OF 43.50 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 60°-53'-45" WEST AND A DISTANCE OF 43.43 FEET; THENCE IN A SOUTHWESTERLY DIRECTION, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 158.00 FEET FOR AN ARC LENGTH OF 88.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 71°-10'-43" WEST AND A DISTANCE OF 87.09 FEET; THENCE SOUTH 87°-10'-38" WEST, 120.00 FEET TO THE SOUTHEAST CORNER OF LOT 167 IN WASHINGTON ESTATES, NINTH EXTENSION, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "JJ", AT PAGE 68 IN THE TAZEWELL COUNTY RECORDER'S OFFICE; THENCE NORTH 02°-22'-57" WEST, ALONG THE EAST LINE OF SAID WASHINGTON ESTATES, NINTH EXTENSION, 348.45 FEET TO THE SOUTHWEST CORNER OF LOT 23 IN GRANDYLE ARMS, SECTION III, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "CC", AT PAGE 247 IN THE TAZEWELL COUNTY RECORDER'S OFFICE; THENCE NORTH 88°-00'-37" EAST, ALONG THE SOUTH LINE OF SAID GRANDYLE ARMS, SECTION III, 221.38 FEET TO THE SOUTHEAST CORNER OF LOT 22 IN SAID GRANDYLE ARMS, SECTION III AND THE WEST LINE OF SAID LOT 211; THENCE SOUTH 17°-46'-59" WEST, ALONG SAID WEST LINE, 6.92 FEET TO THE NORTHWEST CORNER OF A 0.2177 ACRE TRACT, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "NN", AT PAGE 299 IN THE TAZEWELL COUNTY RECORDER'S OFFICE; THENCE SOUTH 86°-53'-31" EAST, ALONG THE NORTH LINE OF SAID 0.2177 ACRE TRACT, 78.76 FEET TO THE WEST LINE OF SAID 0.2177 ACRE TRACT; THENCE SOUTH 01°-33'-00" WEST, 9.47 FEET TO THE NORTHWEST CORNER OF SAID 3,440 SQUARE FOOT TRACT THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "MMM", AT PAGE 121 IN THE TAZEWELL COUNTY RECORDER'S OFFICE; THENCE SOUTH 86°-15'-18" EAST, 273.38 FEET TO THE NORTHEAST CORNER OF A 0.058 ACRE TRACT, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "MMM", AT PAGE 77 IN THE TAZEWELL COUNTY RECORDER'S OFFICE; THENCE SOUTH 03°-06'-07" WEST, ALONG THE EAST LINE OF SAID 0.058 ACRE TRACT, 54.93 FEET TO THE SOUTHEAST CORNER OF SAID 0.058 ACRE TRACT AND THE NORTH LINE OF SAID LOT 14; THENCE NORTH 87°-09'-32" EAST, ALONG THE NORTH LINE OF SAID LOT 14, 49.21 FEET TO THE EAST LINE OF THE WEST 70 FEET OF SAID LOT 14; THENCE SOUTH 02°-49'-22" EAST, ALONG SAID EAST LINE, 177.91 FEET TO THE NORTH RIGHT OF WAY LINE OF EAGLE

AVENUE; THENCE SOUTH $87^{\circ}-10'-49''$ WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 295.00 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, IN A WESTERLY DIRECTION, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 218.00 FEET FOR AN ARC LENGTH OF 78.26 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH $76^{\circ}-53'-47''$ WEST AND A DISTANCE OF 77.84 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 3.959 ACRES \pm .

ALL LAYOUTS MUST BE FOLLOWED IN ORDER FOR JOISTS & ROOF TRUSSES TO FIT PROPERLY.

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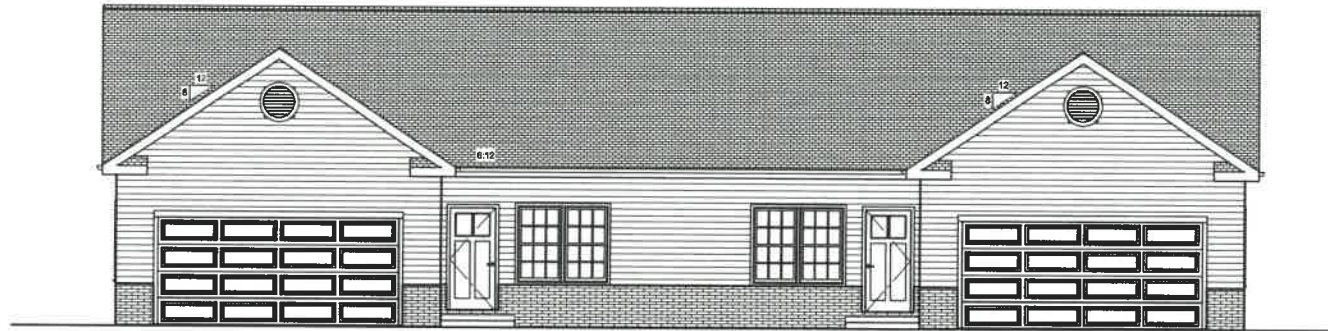
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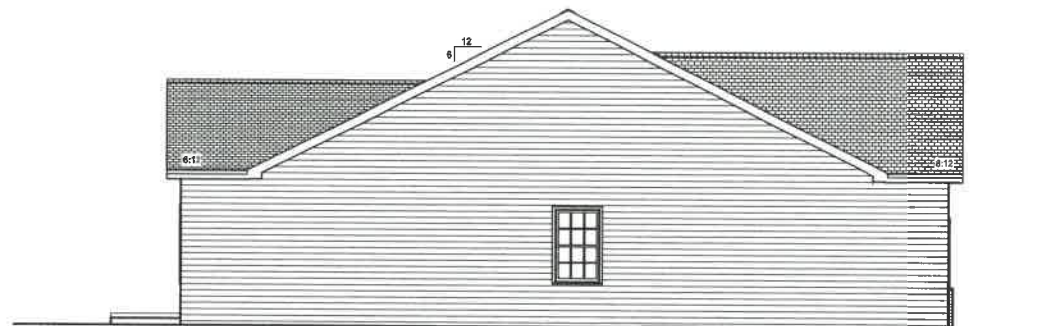
THE GENERAL CONTRACTOR HAS THE RESPONSIBILITY TO REVIEW THESE DRAWINGS PRIOR TO CONSTRUCTION TO ENSURE THEY ARE CORRECT, CONSISTENT, AND COMPLY WITH ALL APPLICABLE CODES. ALL DIMENSIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION.

LS Building Products does not have the capability to solve wall bracing issues with wall studs exceeding 12' in height. Any wall with a stud height more than 12' will most likely need engineering to pass code enforcement. The contractor is held liable for all code enforcing issues and expenses.

In accordance with the Illinois Architecture Practice Act of 1994, all drawings for the design and construction of single family residences by a non-licensed designer, these plans are not intended to be relied upon as being structurally certified. LS Building Products and all Affiliates neither assumes nor warrants any responsibility or liability for damages or losses resulting in the use of these plans, drawings and specification documents. It is expressly acknowledged that these plans, etc. were not in any form constructed by an architect, engineer or a licensed individual, and therefore can not be relied upon for structural integrity. It is the sole responsibility of the General Contractor to verify all plan documents for their accuracy and suitability for design and construction. It is recommended by all parties that a licensed professional review all documents before construction.



FRONT ELEVATION



LEFT ELEVATION

CONCEPT ONLY - OPTION #2

	DATE: 4/2/2019	CLIENT/CONTRACTOR JOE LAHOOD, JR	NEW CONSTRUCTION PROJECT FOR EAGLE COVE DUPLEX #1 RANCH: 2 BRDMS, 2 BATHS	1 OF 5
	SCALE: 1/8"= 1'-0"			

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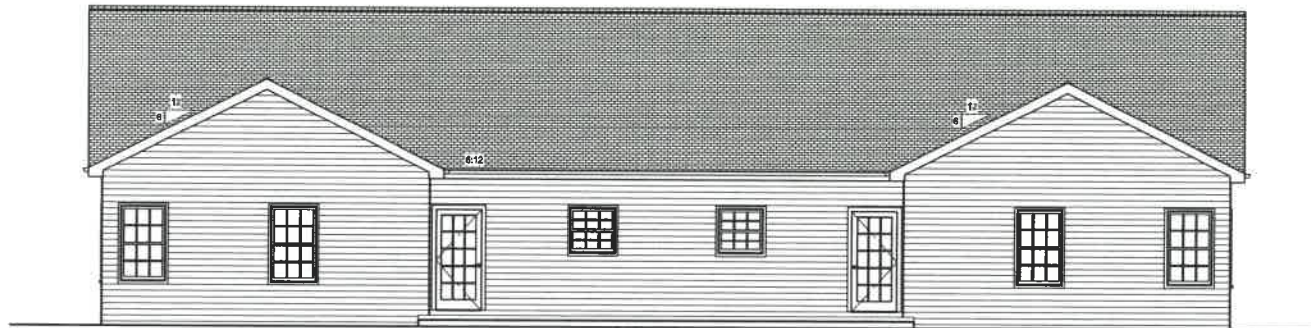
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REAR ELEVATION



RIGHT ELEVATION

CONCEPT ONLY - OPTION #2

	DATE: 4/2/2019	CLIENT/CONTRACTOR JOE LAHOOD, JR	NEW CONSTRUCTION PROJECT FOR EAGLE COVE DUPLEX #1 RANCH: 2 BRDMS, 2 BATHS	2 OF 5
	SCALE: 1/8"= 1'-0"			

In accordance with the Illinois Architecture Practice Act of 1981 allowing for the design and construction of single family residences by a non-licensed designer, these plans are not intended to be relied upon as being architecturally designed. LS Building Products and all affiliates neither assumes nor warrants any responsibility for the design or construction of these plans. The use of these plans, drawings and specification documents, is expressly acknowledged that these plans are not intended to be relied upon for structural integrity. It is the sole responsibility of the purchaser/contractor/builder to verify all plan documents for their accuracy and suitability for design and construction. It is recommended by all parties that a licensed professional review all documents before construction.

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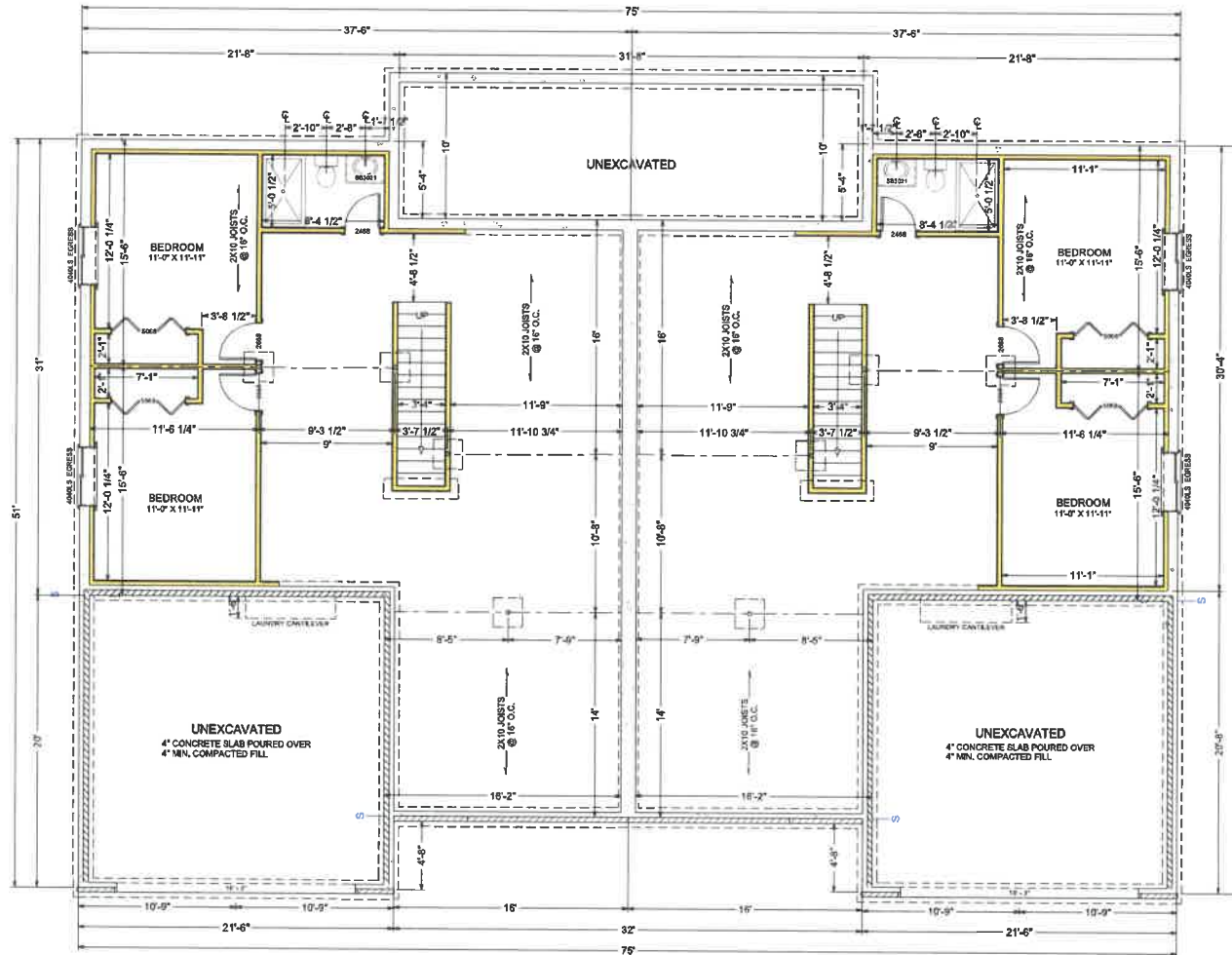
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FOUNDATION PLAN
NOTE: 8" THICK POURED CONCRETE WALLS, 9" HIGH
16" CONTINUOUS FTG.
CEILING HEIGHT IS 9'-0" +/-
DIMENSIONS TO THE OUTSIDE OF 4" BRICK LEDGE

CONCEPT ONLY - OPTION #2

3 OF 5

NEW CONSTRUCTION PROJECT FOR
EAGLE COVE DUPLEX #1
RANCH: 2 BRDMS, 2 BATHS

CLIENT/CONTRACTOR
JOE LAHOOD, JR

DATE:
4/2/2019
SCALE:
1/8" = 1'-0"



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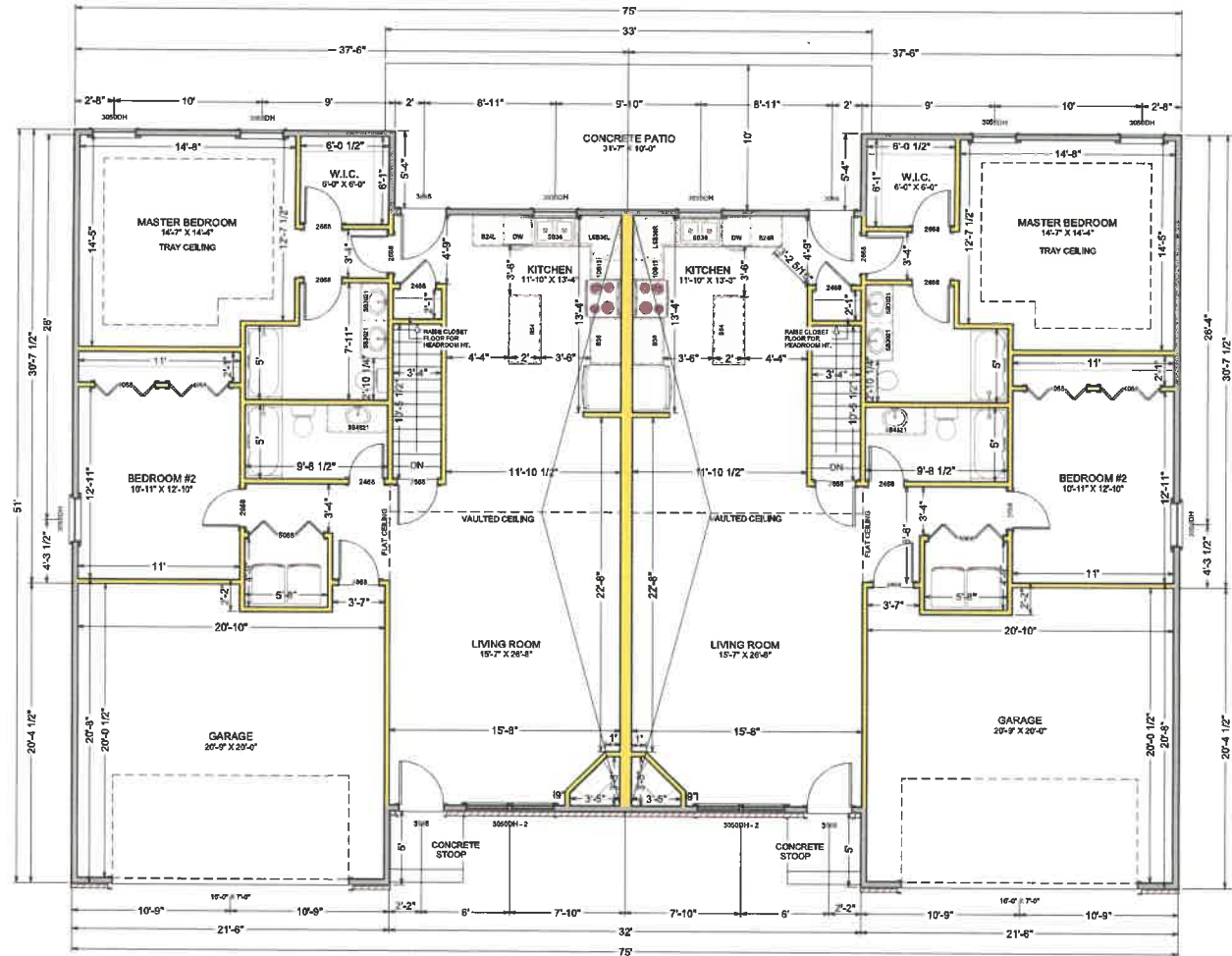
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FIRST FLOOR PLAN
 LIVING AREA
 2664 SQ FT
 NOTE: 2X4 EXTERIOR CONSTRUCTION-DIMENSIONED TO OUTSIDE 1/2" SHEATHING
 2X4 INTERIOR CONSTRUCTION-DIMENSIONED TO STUD FACE
 FIRST FLOOR HEIGHT IS 9'-1 1/8"±.
 ALL OVERHANGS ARE 12"

CONCEPT ONLY - OPTION #2

4
OF 5

NEW CONSTRUCTION PROJECT FOR
EAGLE COVE DUPLEX #1
 RANCH: 2 BRDMS, 2 BATHS

CLIENT/CONTRACTOR
JOE LAHOOD, JR

DATE:
 4/2/2019
 SCALE:
 1/8" = 1'-0"



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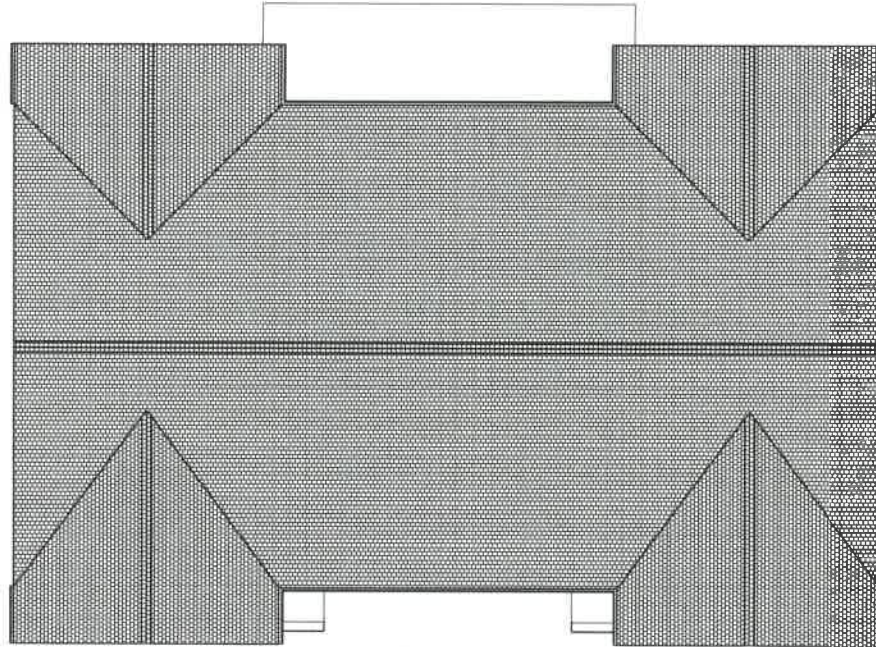
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ROOF PLAN
SCALE = 3/32" = 1'-0"

CONCEPT ONLY - OPTION #2

	DATE: 4/2/2019	CLIENT/CONTRACTOR JOE LAHOOD, JR	NEW CONSTRUCTION PROJECT FOR EAGLE COVE DUPLEX #1 RANCH: 2 BRDMS, 2 BATHS	5 OF 5
	SCALE: 1/8" = 1'-0"			

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CONCEPT ONLY - OPTION #2

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	SCALE: 1/8"= 1'-0"			

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CONCEPT ONLY - OPTION #2

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	SCALE: 1/8"= 1'-0"			