

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

301 Walnut St. • Washington, IL 61571

Ph. 309-444-1135 • Fax 309-444-9779

<http://www.washington-illinois.org>

joliphant@ci.washington.il.us

MEMORANDUM

TO: Chairman Burdette and Planning and Zoning Commission
FROM: Aaron Paque, Planner
SUBJECT: Public Hearing – Request by Julie and Michael Tam of 600 Ridge St, request a variance for a reduction of the front yard setback and minimum distance between structures.
DATE: July 29, 2021

Zoning: R-1 (Single- and Two-Family Residential)

Comprehensive Plan: Single- and Two-Family Residential

Summary: The Tam's are requesting a reduction of the front yard setback and minimum distance between structures. The property is zoned R-1 (Single- and Two-Family Residential). The purpose of the variance is to allow for a pool to be placed in the front yard.

Background: Chapter 154 of the City Code states:

“Minimum distance between structures: An accessory structure shall not be constructed before the principal building. The accessory structure shall not be located any closer than ten (10) feet from any other structure or building (whether an accessory structure or the main or principal structure or building) on the property or on immediately adjacent and adjoining property.”

Based on the submitted drawing, the minimum distance between structures would be reduced to seven (7) feet.

“Front yard setback: Front yard: not less than twenty-five (25) feet unless the dwelling unit is constructed in an established area on one side of the street between two (2) intersecting streets which is improved with buildings that have observed a front yard depth of less than twenty-five (25) feet.”

Based on the submitted drawing, the front yard setback would be reduced to five (5) feet.

600 Ridge St. is part of the Brookhill Addition in the eastern portion of Washington. The home was built in 1938. Like many other homes in that neighborhood, it was built prior to the development of building codes, making many of the lots non-conforming. An example of a similar nearby lot in the Brookhill subdivision is 601 Terrace Ct. The approved pool's distance between structure is roughly five (5) feet and the distance of the front yard property line to the structure is roughly four (4) feet. Based on the approved example that mirrors this case and the added difficulty in building on a corner lot, staff recommends to approve the requested variance.

A public hearing will be held by the Planning and Zoning Commission at their meeting on Wednesday, August 4th 2021.

CITY OF WASHINGTON, ILLINOIS

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): Michael & Julie Tam

Phone Number of Applicant: _____

Address of Applicant: 600 Ridge Street / Washington, IL, 61571

Owner of Property: SAME / Michael & Julie Tam.

Address of Owner: 600 Ridge Street / Washington, IL, 61571

I would like to receive correspondence by: _____ Mail ☒ Email Email Address: @gmail.com.

Property Tax ID (PIN) number: _____

Current zoning classification of the property: _____ Current use of the property: Residential

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:

N/A

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 N/A

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

N/A

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

paragraph

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

None

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

pool placement - see attached

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.

Michael R. Jam

Signature of Applicant

6-20-2021
Date

Michael R. Jam
Julie A. Jam

Signature of Owner

6-20-2021
Date
6/20/21

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.

Tazewell County, Illinois

generated on 6/21/2021 9:31:13 AM CDT

Parcel

Parcel ID 02-02-13-303-021	Alt. PIN	Parcel Address 600 RIDGE ST, WASHINGTON	Data as of 6/19/2021
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Tax Payer Information

Tax Payer	TAM MICHAEL & JULIE
Tax Payer Address	600 RIDGE ST WASHINGTON IL 615710000
Transfer Date	10/23/2013

Location Information

GIS		Section & Plat	
District No.	02027	State Assigned District No.	020
Township No.	002,	Routing No.	
Parcel Address	600 RIDGE ST, WASHINGTON	Legal Desc.	SEC 13 T26N R3W BROOKHILL ADDN 1ST EXT SUBLOT A OF LOTS 67 & 68 SW 1/4

Parcel Information

Topography

Services

Property Class Code	40 IMPROVED RESIDENTIAL LOT	Level	N		
Neighborhood Code	210	High	N	Water	
Neighborhood Factor	112.00	Low	N	Sewer	
Neighborhood Type		Rolling	N	Gas	
Street or Road Code		Swampy	N	Electricity	N
		Flood Hazard		Sidewalk	
		Waterfront Property Type		Alley	N



CITY OF WASHINGTON
301 WALNUT ST
WASHINGTON, IL 61571
(309) 444-3196 www.ci.washington.il.us

Receipt Number:

Cashier Name: CARA

Terminal Number: 1

Receipt Date: 6/21/2021 9:16:00 AM

Trans Code: 3 - MCB GENERAL ACCT. RECEIPTS

Name: MICHAEL TAM

\$100.00

Product: ZONING VARIANCE & PLAT FEES

Description: 600 RIDGE ST

GL Account: 100-010-370-5000 - ZONING VARIANCE & PLAT FEES

Amount: \$100.00

MICHAEL TAM 100.00

70-5000 -100.00

Total Applied Amount:

\$100.00

Payment Method: CREDIT CAF Payor: MICHAEL TAM

Reference: Visa-Authorized

Amount: \$100.00

Total Payment Received:

\$100.00

Change:

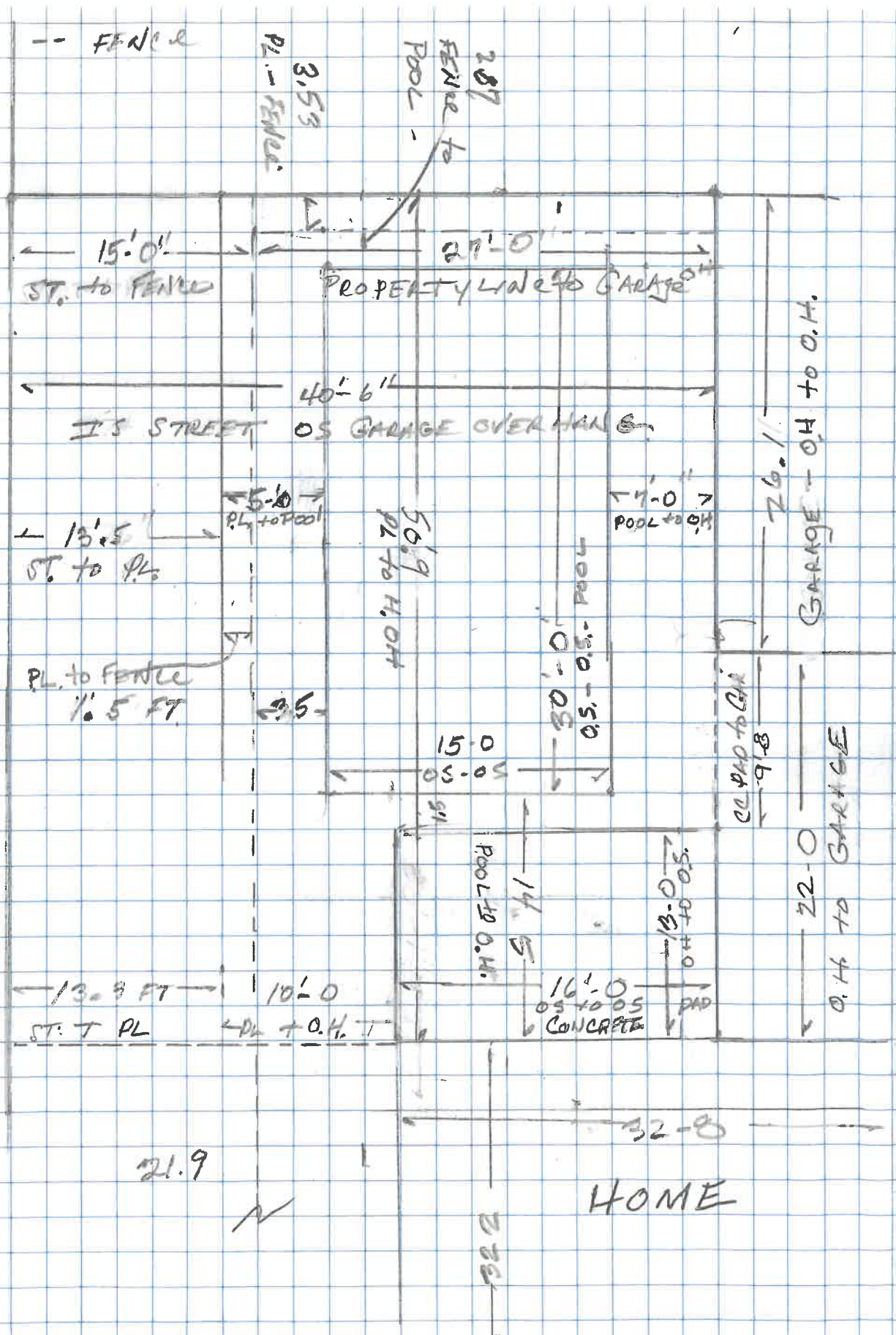
\$0.00

Cardmember acknowledges receipt of goods and/or services in the amount of the total shown hereon and agrees to perform the obligations set forth by the cardmember's agreement with the issuer.

X

Michael R. Tam

CENTRAL STREET



ABOVE GROUND POOL PLACEMENT FOR 600 RIDGE STREET

At the time of our property's original construction, in the 1930s, there were less specific zoning ordinances in place to restrict the expansion of our home and fixtures in our yard. However, as sidewalks have been installed, more houses erected, and other zoning ordinances put in place, it has rendered most expansions to our property, outside, off our home, or otherwise, restricted. At the same time, many other homes around us have not been restricted by the same ordinances due to their construction coinciding with said zoning ordinances.

We ask, due to the age and extraneous circumstances surrounding our home, to make an exception for our property in its current state. Due to our location being a corner lot, our backyard is under certain restrictions other yards in our neighborhood are not obligated to abide by. We can keep our proposed project within the required 5 feet from the exterior of our property lines (back and side), however the sidewalks, street and garage placement are out of our control. Also, we can keep the proposed improvements 18.5 feet from the street and 7 feet from the garage overhang.

Moreover, we cannot make any more adjustments or improvements to our property, unless you were again able to make exceptions to certain ordinances. We thank you for your time and consideration.

Sincerely,

Michael and Julie Tam



**SUPERIOR FENCE
MOUNTING
BRACKETS**



**DECORATIVE
POST CAPS**



SOLAR LIGHTS

RESIN POOL FENCE KIT SYSTEMS



**IMPROVE THE SECURITY
AND LOOK OF YOUR POOL
WITH QUALITY RESIN
POOL FENCING**



Vinyl Works Canada is the **ORIGINAL** manufacturer of resin pool fence kit systems for above ground pools. For over 25 years we have continued to improve the aesthetics, design, strength, ease of installation and complimenting products for our customers. Why settle for cheap copies that simply do not compare. We offer a variety of fence models, in various colors and in various fence heights; choose the one that best fits your pool situation. Vinyl Works Canada offers complimenting products such as solar fence lights, connector kits, ladders, entry systems and decks. The connector kits allow you to attach the fence kit systems directly to our ladders, entry systems and decks to totally enclose and protect your entire pool. Enhance the look of your back yard and pool with all of our products; designed to match and work together to make your pool safer - *demand the best - Quality by Design!*

QUALITY BY DESIGN

- Maintenance free resin construction
- All stainless steel hardware included
- Rib reinforced fence rails & pickets
- Attractive designs to enhance pool
- Various colors & heights available
 - Added security for your pool
 - Superior mounting brackets for strength & proper fit (adjustable)
- Modular packaging - buy what you need
 - Easy do-it-yourself installation
 - Can be used with our ladders, steps and decks to secure entire pool

POOL FENCING BREAKDOWN CHART

# of Top Rails	Kits Required	# of Top Rails	Kits Required
8	1A	17	1A + 3B
10	1A + 1C	18	1A + 2B + 2C
11	1A + 1B	19	1A + 3B + 1C
12	1A + 2C	20	1A + 4B
13	1A + 1B + 1C	21	1A + 3B + 2C
14	1A + 2B	22	1A + 4B + 1C
15	1A + 1B + 2C	23	1A + 5B
16	1A + 2B + 1C	24	1A + 4B + 2C

