

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

301 Walnut St. • Washington, IL 61571

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MEMORANDUM

TO: Chairman Burdette and Planning and Zoning Commission
FROM: Aaron Paque, Planner
SUBJECT: Public Hearing – Request by Cass and Debra Schmitt of 408 lakeshore Dr for a reduction of the front yard setback to extend the living space of the home.
DATE: August 1st, 2021

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

Comprehensive Plan: Single- and Two-Family Residential

Summary: The Schmitt's are requesting a reduction of the front yard setback. The property is zoned R-1 (Single- and Two-Family Residential). The purpose of the variance is to allow for the living space to be extended into the current two-car garage and attach a two-car garage to the remaining stall.

Background: Chapter 154 of the City Code States:

“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 eighteen (18) feet.

408 Lakeshore Dr is part of the Westlake Acres neighborhood in the western portion of Washington. The home was built in 1960 on a private lake. This home sits at the southern portion of the lake where the road begins to bend. The bend in the road impacts the ability to build within the setback given the changes in grade within the rear yard leading to the lake. As a result, this hardship makes it difficult to conform to the front yard setback. Staff recommends approval of the variance request.

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

SCHMITT 408 LAKESHORE DR

EACH SQUARE
REPRESENTS
2 FEET SQ.

HOUSE

EXISTING TWO
CAR GARAGE
REMODEL AS "GREAT
Room"

EXISTING
1 CAR
garage

PROPOSED NEW
TWO CAR GARAGE

front
porch

SET BACK

SET BACK AREA

ROAD

EDGE OF
ROAD

13' SETBACK
FROM ROAD
EDGE

13' SETBACK
FROM ROAD
EDGE

13' SETBACK
FROM ROAD
EDGE

13'

30'

38'

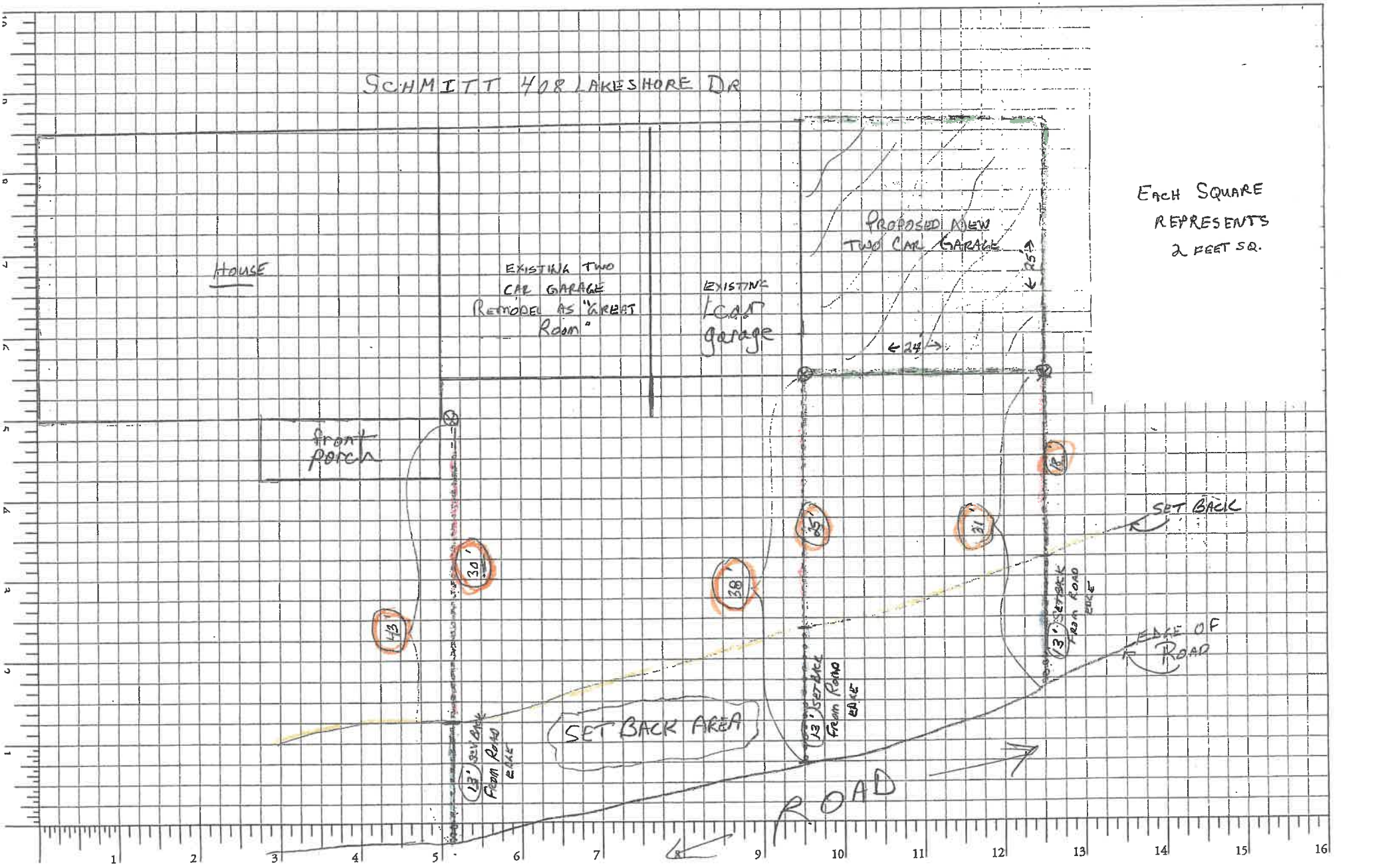
35'

31'

18'

25'

24'



CITY OF WASHINGTON, ILLINOIS

APPLICATION FOR VARIANCE

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

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

Name(s) of Applicant(s): CASS AND DEBRA SCHMITT

Phone Number of Applicant: _____

Address of Applicant: 408 LAKESHORE DR WASHINGTON

Owner of Property: CASS AND DEBRA SCHMITT

Address of Owner: 408 LAKESHORE DR WASHINGTON

I would like to receive correspondence by: _____ Mail ☒ Email _____ Email Address: _____

Property Tax ID (PIN) number: 02 - 02 - 21 - 201 - 017

Current zoning classification of the property: R1 Current use of the property: PERSONAL RESIDENCE

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:

LOT IS EXCEPTIONALLY NARROW AND OF UNUSUAL SHAPE
TO ALLOW US TO EXPAND EXISTING HOME WITH OUT
VARIANCE FROM SET BACK RULE

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.)

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

DUE TO LOCATION OF LOT - WE MUST REQUEST SET BACK
VARIABLE TO ALLOW US TO ADD ON TO EXISTING HOME

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

EDGE OF GARAGE WOULD NOT BE 25' BACK FROM
SET BACK LINE (13' FROM ROAD EDGE)

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

SEE ATTACHED FOR PROPOSED REQUESTED SET BACK

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

6/22/21

Date



Signature of Owner

6/22/21

Date

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 6/22/2021 1:00:38 PM CDT

Parcel

Parcel ID	Alt. PIN	Parcel Address	Data as of
02-02-21-201-017		408 LAKESHORE DR, WASHINGTON	6/19/2021

Tax Payer Information

Tax Payer	SCHMITT CASS C & DEBRA J
Tax Payer Address	408 LAKESHORE DR WASHINGTON IL 61571
Transfer Date	08/21/2019

Location Information

GIS		Section & Plat	
District No.	02014	State Assigned District No.	020
Township No.	002,	Routing No.	
Parcel Address	408 LAKESHORE DR, WASHINGTON	Legal Desc.	SEC 21 T26N R3W WESTLAKE ACRES LOT 13 NE 1/4

Parcel Information

Topography

Services

Property Class Code	40 IMPROVED RESIDENTIAL LOT	Level	N	Water	
Neighborhood Code	217	High	N	Sewer	
Neighborhood Factor	110.00	Low	N	Gas	
Neighborhood Type		Rolling	N	Electricity	N
Street or Road Code		Swampy	N	Sidewalk	
		Flood Hazard		Alley	N
		Waterfront Property Type			



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

Receipt Number: R00
Cashier Name: SVG
Terminal Number: 1
Receipt Date: 6/22/2021 1:07:16 PM

Trans Code: 3 - MCB GENERAL ACCT. RECEIPTS **Name: CAS SHMIDT** **\$100.00**
Product: ZONING VARIANCE & PLAT FEES Description: 408 LAKESHORE
GL Account: 100-010-370-5000 - ZONING VARIANCE & PLAT FEES Amount: \$100.00
CAS SHMIDT 100.00 010-370-5000 -100.00
Total Applied Amount: \$100.00
Payment Method: CREDIT CAF Payor: CAS SHMIDT 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

EACH SQUARE
REPRESENTS
2 FEET SQ.

HOUSE

25'

PO

18

SET BACK

13' SETBACK
FROM ROAD
EDGE

EDGE OF
ROAD