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To: Chairman Burdette and Planning and Zoning Commission

From: Joe Boyer, Planning and Zoning Coordinator

Zoning: R-1

Comprehensive Plan: Single and Two-Family Residential

Summary: Nathan Boynton is requesting a 21-foot front setback variance at 119 Hilldale Ave. (PIN 02-02-13-302-028) to be located four feet from the south property line. The property is zoned R-1 (Residential). The purpose of the variance is to allow the property owner to construct a porch/deck. Staff recommends approval as indicated below:

Background: The indicated property is bordered by West St. to the East and Hilldale Ave. to the South. Each street front requires a 25-foot "front yard" setback. Adhering to these setbacks would reduce the buildable area to an impractical size. Mr. Boynton plans to construct a porch/deck on the South face of the residence facing the unpaved right of way south of the residence.

Staff are comfortable the variance will not adversely impact the neighborhood regarding setbacks.

**Staff recommends approval of the 21-foot setback variance request.**

A public hearing will be held by the Planning and Zoning Commission at their meeting on August 7, 2024.

Joe Boyer

Building and Zoning Coordinator

# 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): Nathan Boynton

Phone Number of Applicant: \_\_\_\_\_

Address of Applicant: 119 Hilldale Ave

Owner of Property: Nathan Boynton

Address of Owner: 119 Hilldale Ave

I would like to receive correspondence by: ☒ Mail ☐ Email Email Address: \_\_\_\_\_

Property Tax ID (PIN) number: 09 - 09 - 13 - 302 - 028

Current zoning classification of the property: R1 Current use of the property: SINGLE FAMILY RESIDENT

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:

21'  
ASKING FOR A 19' SETBACK VARIANCE TO ALLOW  
THE CONSTRUCTION OF A COVERED PORCH ON THE SOUTH SIDE

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: THE PROPERTY IS LOCATED AT  
THE CORNER OF WEST ST AND HILLDALE AND HAS TWO "FRONT  
YARDS"

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

APPROVAL WOULD ALLOW THE IMPROVEMENT OF THE PROPERTY

Describe the nature of the variation you are requesting (attach dimensioned site plan): WE WANT TO PUT A  
PATIO OUT THE FRONT OF OUR HOME. - 12 X 30

**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.

Nathan Boynton  
Signature of Applicant

07/07/24  
Date

Nathan Boynton  
Signature of Owner

07/07/24  
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 Aaron Paque, Planner, at (309) 444-1122.

## Property Information

<b>Parcel Number</b> 02-02-13-302-028	<b>Site Address</b> 119 HILLDALE AVE WASHINGTON, IL 61571	<b>Owner Name &amp; Address</b> BOYNTON, NATHANAEL L 119 HILLDALE AVE WASHINGTON, IL, 61571
<b>Tax Year</b> 2023 (Payable 2024) ▼		
<b>Sale Status</b> None		
<b>Property Class</b> 0040 - Improved Residential Lot	<b>Tax Code</b> 02027 -	<b>Tax Status</b> Taxable
<b>Net Taxable Value</b> 37,650	<b>Tax Rate</b> 8.548830	<b>Total Tax</b> \$3,218.64
<b>Township</b> WASHINGTON	<b>Acres</b> 0.0000	<b>Mailing Address</b>
<b>Legal Description</b> SEC 13 T26N R3W BROOKHILL ADDN LOT 12 SW 1/4		
<b>Public Notes</b> 2016-Revalue per TA 2020 Quad-Reval per TA		

## Assessments

Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	10,460	33,190	0	0	0	43,650
Department of Revenue	10,460	33,190	0	0	0	43,650
Board of Review Equalized	10,460	33,190	0	0	0	43,650
Board of Review	10,460	33,190	0	0	0	43,650
S of A Equalized	10,460	33,190	0	0	0	43,650
Supervisor of Assessments	9,770	31,010	0	0	0	40,780
Township Assessor	9,770	31,010	0	0	0	40,780
Prior Year Equalized	9,770	31,010	0	0	0	40,780

## Final values

## Billing

Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/03/2024	\$1,609.32	\$0.00	\$0.00	\$0.00	\$1,609.32	\$1,609.32	6/3/2024	\$0.00
2	09/03/2024	\$1,609.32	\$0.00	\$0.00	\$0.00	\$1,609.32	\$0.00		\$1,609.32
<b>Total</b>		<b>\$3,218.64</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,218.64</b>	<b>\$1,609.32</b>		<b>\$1,609.32</b>

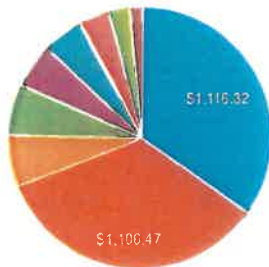
## Exemptions

Exemption Type	Begin Date	End Date	Renewal Date	Prorate Date	Requested Amount	Granted Amount
Owner Occupied	1/1/2023	12/31/2023	1/18/2023		6,000	6,000

## No Farmland Information

## Taxing Bodies

District	Tax Rate	Extension
HIGH SCHOOL 308	2.965000	\$1,116.32
GRADE SCHOOL 52	2.938840	\$1,106.47
TAZEWELL COUNTY	0.538020	\$202.58
WASHINGTON CORP	0.536760	\$202.09
COMMUNITY COLLEGE 514	0.461140	\$173.62
WASHINGTON PARK	0.433420	\$163.18
WASHINGTON RD & BR	0.313610	\$118.07
WSHNGTN DIST LIBRARY	0.226640	\$85.33
WASHINGTON TOWNSHIP	0.135400	\$50.98
WSHNGTN MASS TRANS	0.000000	\$0.00
<b>TOTAL</b>	<b>8.548830</b>	<b>\$3,218.64</b>



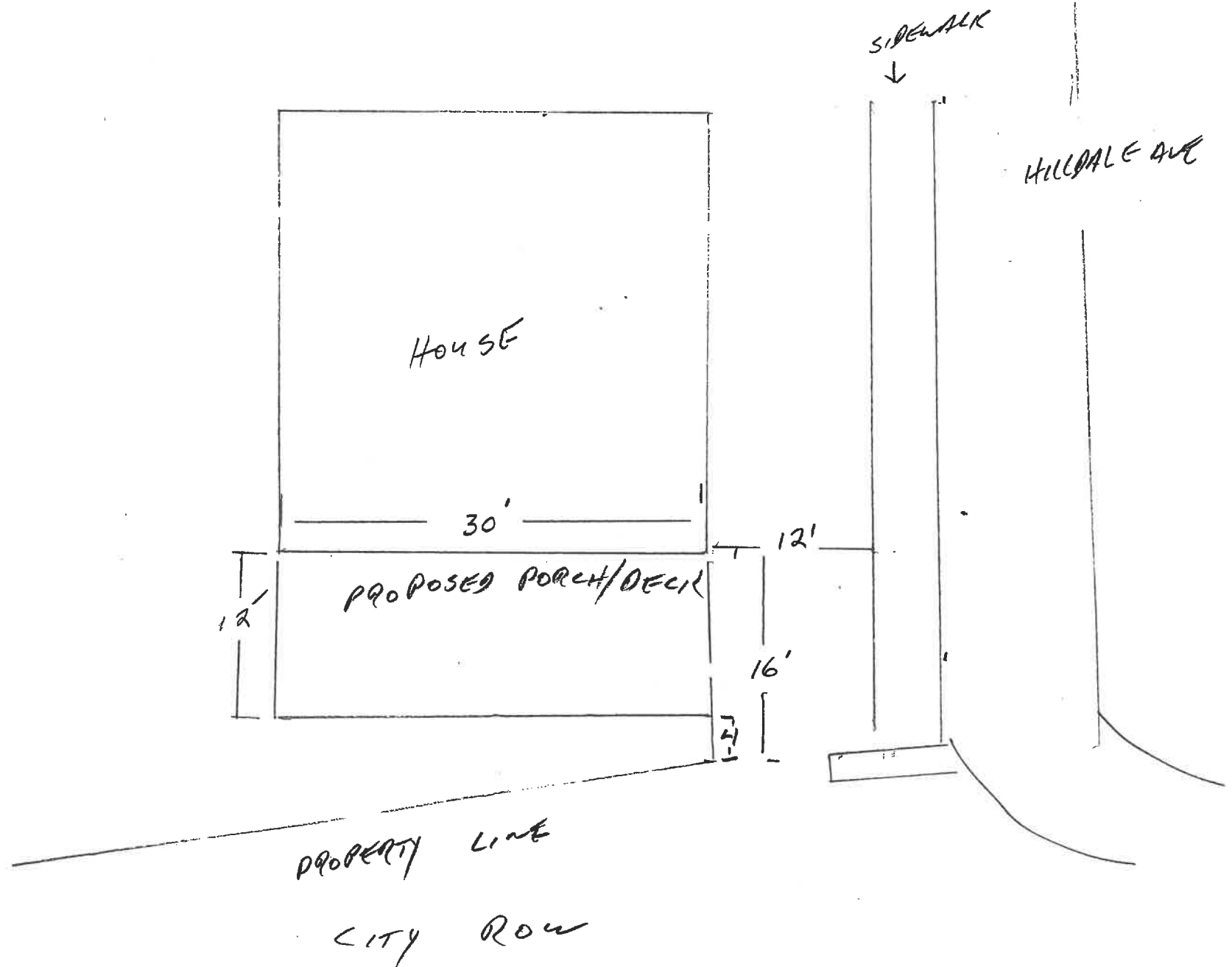
- HIGH SCHOOL 308
- GRADE SCHOOL 52
- TAZEWELL COUNTY
- WASHINGTON CORP
- COMMUNITY COLLEGE 514
- WASHINGTON PARK
- WASHINGTON RD & BR
- WSHNGTN DIST LIBRARY
- WASHINGTON TO...

[Parcel Map](#)
[View Full Screen](#)

## Disclaimer

The Tazewell County Assessment Office makes every effort to produce and publish the most current and accurate information possible. The information maintained on this website should not be relied upon for any purposes except for those of the Tazewell County Supervisor of Assessments and his staff. The Tazewell County Assessment Office accepts no responsibility for the consequences of the inappropriate use or the interpretation of data. No warranties, expressed or implied, are provided for data herein. By proceeding with a property search you are stating that the notice has been read and that you understand and agree with its contents.

119 HILDALE AVE  
PROPOSED PORCH/DECK







# 119 Hilldale Avenue

PIN: 02-02-13-302-028

## Legend

-  119 Hilldale Ave
-  Parcels



Date: 7/10/2024

This map indicates approximate data locations and may not be 100% accurate. Parcels are provided and maintained by Tazewell County.





**119  
Hilldale  
Avenue**

PIN: 02-02-13-302-028

**Legend**

-  119 Hilldale Ave
-  Parcels
- Zoning**
-  R-1



Date: 7/10/2024

This map indicates approximate  
date locations and may not be 100% accurate.  
Parcels are provided and maintained  
by Tazewell County.