

CITY OFFICIALS

Gary W. Manier, *Mayor*

Valeri L. Brod, *City Clerk*

Carol J. Crocker, *City Treasurer*

Vacant, *City Administrator*



ALDERPERSONS

Michael J. Brownfield, *Ward I*

Lilija V. Stevens, *Ward I*

Brett M. Adams, *Ward II*

Jamie K. Smith, *Ward II*

Bobby Martin III, *Ward III*

Brian H. Butler, *Ward III*

G. Michael McIntyre, *Ward IV*

John J. Blundy, *Ward IV*

To: Chairman Burdette and Planning and Zoning Commission

From: Joe Boyer, Planning and Zoning Coordinator

Zoning: R-1 and AG-1

Comprehensive Plan: Single and Two-Family Residential

Summary: John Hawksworth is requesting a variance to allow for a ground-mount solar array to be placed on a parcel with no primary structure. Mr. Hawksworth is the owner of two contiguous properties: His residence at 14 Chrisendale Lane (PIN 02-02-14-301-007) and an abutting 2.5-acre property (PIN 02-02-14-300-019) to the west. 14 Chrisendale does not meet the two-acre minimum lot size mandated in Chapter 154.727 of the zoning code. His abutting property (PIN 02-02-14-300-019) meets the minimum two-acre lot size but contains no primary structure. It is zoned AG-1 but contains a residential accessory structure. Mr. Hawksworth attempted to combine the properties but was unable to do so because they are in different elementary school districts. The purpose of the variance is to allow the property owner to install a ground-mount solar array on the larger, unimproved property. Staff recommends approval as indicated below.

Background: The unimproved property has no street frontage and is essentially "landlocked", making future improvement unlikely. Mr. Hawksworth's property at 14 Chrisendale does not meet the minimum area requirement for a ground-mount solar array. Granting the variance would allow Mr. Hawksworth better utilization of a geographically awkward property.

Staff is comfortable the variance will not adversely impact the neighborhood.

Staff recommends approval of the ground-mount solar variance request.

A public hearing will be held by the Planning and Zoning Commission at their meeting on October 2, 2024.

Joe Boyer
Building and Zoning Coordinator

Property Information		
Parcel Number 02-02-14-300-019	Site Address CHRISENDALE LN (OFF OF) WASHINGTON, IL 61571	Owner Name & Address HAWKSWORTH, JOHN J & SHANNON L CHRISENDALE LN (OFF OF) WASHINGTON, IL, 61571
Tax Year 2023 (Payable 2024) ▼		
Sale Status None		
Property Class 0040 - Improved Residential Lot	Tax Code 02021 -	Tax Status Taxable
Net Taxable Value 13,930	Tax Rate 8.974740	Total Tax \$1,250.18
Township WASHINGTON	Acres 2.5000	Mailing Address HAWKSWORTH, JOHN J & SHANNON L 14 CHRISENDALE LN WASHINGTON, IL, 61571
Legal Description SEC 14 T26N R3W SUBLOT K OF LOT 35 SW 1/4		
Public Notes 2013 - Revalue		

Assessments						
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	11,360	2,570	0	0	0	13,930
Department of Revenue	11,360	2,570	0	0	0	13,930
Board of Review Equalized	11,360	2,570	0	0	0	13,930
Board of Review	11,360	2,570	0	0	0	13,930
S of A Equalized	11,360	2,570	0	0	0	13,930
Supervisor of Assessments	10,610	2,400	0	0	0	13,010
Township Assessor	10,610	2,400	0	0	0	13,010
Prior Year Equalized	10,610	2,400	0	0	0	13,010
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	\$625.09	\$0.00	\$0.00	\$0.00	\$625.09	\$625.09	6/3/2024	\$0.00
2	09/03/2024	\$625.09	\$0.00	\$0.00	\$0.00	\$625.09	\$625.09	8/29/2024	\$0.00
Total		\$1,250.18	\$0.00	\$0.00	\$0.00	\$1,250.18	\$1,250.18		\$0.00

No Exemptions

No Farmland Information

No Forfeiture Information

No Genealogy Information

Related Names

Owner HAWKSWORTH, JOHN J & SHANNON L
CHRISENDALE LN (OFF OF)
WASHINGTON, IL, 61571

Deed Document # 2022-01977

Comments 02/09/2022- (TD 2022-01977) Includes 02-02-14-301-007 & -006 & -300-019

Mail to HAWKSWORTH, JOHN J & SHANNON L
14 CHRISENDALE LN
WASHINGTON, IL, 61571

Mailing Flags Tax Bill Change Notice
Delinquent Notice Exemption Notice

Payment History

Tax Year	Total Billed	Total Paid	Amount Unpaid
2023	\$1,250.18	\$1,250.18	\$0.00
2022	\$1,199.58	\$1,199.58	\$0.00
2021	\$1,155.44	\$1,155.44	\$0.00

Show 20 More

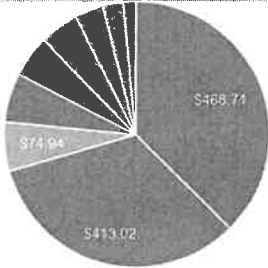
No Redemptions

Sales History

Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Gross Price	Personal Property	Net Price
2022	202200001977	Trustee Deed	2/1/2022	RADEMAKER TRUST #8095 RADEMAKER TRUST #8417-ADR	JOHN J. HAWKSWORTH SHANNON L. HAWKSWORTH	\$684,000.00	\$0.00	\$684,000.00
2020	202006555	Deed in Trust	5/18/2020	MARK T & SUSAN L NEWTON	TRUST KATELYN RADEMAKER TRUSTEE OF RADEMAKER RADEMAKER TRUST KATELYN RADEMAKER TRUSTEE OF RADEMAKER TRUST KATELYN RADEMAKER TRUSTEE OF	\$720,000.00	\$0.00	\$720,000.00
2012	1214149	Warranty Deed	7/1/2012	JOSEPH D KANIVE AND LOUISE N KANIVE	MARK T NEWTON AND SUSAN L NEWTON	\$410,000.00	\$0.00	\$410,000.00

Taxing Bodies

District	Tax Rate	Extension
GRADE SCHOOL 51	3.364750	\$468.71
HIGH SCHOOL 308	2.965000	\$413.02
TAZEWELL COUNTY	0.538020	\$74.94
WASHINGTON CORP	0.536760	\$74.77
COMMUNITY COLLEGE 514	0.461140	\$64.24
WASHINGTON PARK	0.433420	\$60.38
WASHINGTON RD & BR	0.313610	\$43.69
WSHNGTN DIST LIBRARY	0.226640	\$31.57
WASHINGTON TOWNSHIP	0.135400	\$18.86
WSHNGTN MASS TRANS	0.000000	\$0.00
TOTAL	8.974740	\$1,250.18



- GRADE SCHOOL 51
- HIGH SCHOOL 308
- 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.

Property Information		
Parcel Number 02-02-14-301-007	Site Address 14 CHRISENDALE LN WASHINGTON, IL 61571	Owner Name & Address HAWKSWORTH, JOHN J & SHANNON L 14 CHRISENDALE LN WASHINGTON, IL, 61571
Tax Year 2023 (Payable 2024) ▼		
Sale Status None		
Property Class 0040 - Improved Residential Lot	Tax Code 02027 -	Tax Status Taxable
Net Taxable Value 255,380	Tax Rate 8.548830	Total Tax \$21,832.00
Township WASHINGTON	Acres 0.0000	Mailing Address
Legal Description SEC 14 T26N R3W CHRISENDALE ESTATES LOT 8 "EXC SUBLOT A" SW 1/4		
Public Notes 2013 - Revalue 2021-Revalue per TA		

Assessments						
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	19,520	241,860	0	0	0	261,380
Department of Revenue	19,520	241,860	0	0	0	261,380
Board of Review Equalized	19,520	241,860	0	0	0	261,380
Board of Review	19,520	241,860	0	0	0	261,380
S of A Equalized	19,520	241,860	0	0	0	261,380
Supervisor of Assessments	18,240	225,970	0	0	0	244,210
Township Assessor	18,240	225,970	0	0	0	244,210
Prior Year Equalized	18,240	225,970	0	0	0	244,210
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	\$10,916.00	\$0.00	\$0.00	\$0.00	\$10,916.00	\$10,916.00	6/3/2024	\$0.00
2	09/03/2024	\$10,916.00	\$0.00	\$0.00	\$0.00	\$10,916.00	\$10,916.00	8/29/2024	\$0.00
Total		\$21,832.00	\$0.00	\$0.00	\$0.00	\$21,832.00	\$21,832.00		\$0.00

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

No Forfeiture Information

No Genealogy Information

Related Names

Owner HAWKSWORTH, JOHN J & SHANNON L
14 CHRISENDALE LN
WASHINGTON, IL, 61571

Deed Document # 2022-01977

Mailing Flags Tax Bill Change Notice
Delinquent Notice Exemption Notice

Comments 02/09/2022- (TD 2022-01977) Includes 02-02-14-301-007 & -006 & -300-019

Payment History

Tax Year	Total Billed	Total Paid	Amount Unpaid
2023	\$21,832.00	\$21,832.00	\$0.00
2022	\$20,868.80	\$20,868.80	\$0.00
2021	\$20,102.00	\$20,102.00	\$0.00

Show 20 More

Redemption Information

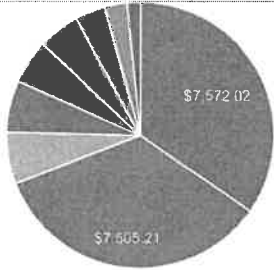
	Year	Certificate	Type	Date Sold	Sale Status	Status Date	Penalty Date
🕒	2020	2020-00153	Tax Sale	10/25/2021	Redeemed	10/28/2021	

Sales History

Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Gross Price	Personal Property	Net Price
2022	202200001977	Trustee Deed	2/1/2022	RADEMAKER TRUST #8095 RADEMAKER TRUST #8417-ADR	JOHN J. HAWKSWORTH SHANNON L. HAWKSWORTH	\$684,000.00	\$0.00	\$684,000.00
2020	202006555	Deed in Trust	5/18/2020	MARK T & SUSAN L NEWTON	TRUST KATELYN RADEMAKER TRUSTEE OF RADEMAKER RADEMAKER TRUST KATELYN RADEMAKER TRUSTEE OF RADEMAKER TRUST KATELYN RADEMAKER TRUSTEE OF	\$720,000.00	\$0.00	\$720,000.00
2012	1214149	Warranty Deed	7/1/2012	JOSEPH D KANIVE AND LOUISE N KANIVE	MARK T NEWTON AND SUSAN L NEWTON	\$410,000.00	\$0.00	\$410,000.00

Taxing Bodies

District	Tax Rate	Extension
HIGH SCHOOL 308	2.965000	\$7,572.02
GRADE SCHOOL 52	2.938840	\$7,505.21
TAZEWELL COUNTY	0.538020	\$1,373.99
WASHINGTON CORP	0.536760	\$1,370.78
COMMUNITY COLLEGE 514	0.461140	\$1,177.66
WASHINGTON PARK	0.433420	\$1,106.87
WASHINGTON RD & BR	0.313610	\$800.90
WSHNGTN DIST LIBRARY	0.226640	\$578.79
WASHINGTON TOWNSHIP	0.135400	\$345.78
WSHNGTN MASS TRANS	0.000000	\$0.00
TOTAL	8.548830	\$21,832.00



- 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.

VA91ANCE

PHOTOVOLTAIC GROUND MOUNT SYSTEM

40 MODULES-GROUND MOUNTED - 22.00 kWDC, 17.40 kWAC

14 CHRISENDALE LANE, WASHINGTON, IL 61571 USA

SYSTEM SUMMARY:

(N) 40 - AXITECSOLAR AC-550MBT/144V (1000V) (550W) (550W) MODULES
(N) 01 - SOLAREEDGE SE11400A-US INVERTER
(N) 01 - SOLAREEDGE SE6000H-US INVERTER
(N) 40 - SOLAREEDGE S650B POWER OPTIMIZERS
(N) 01 - JUNCTION BOX
(E) 200A MAIN SERVICE PANEL WITH (E) 200A MAIN BREAKER
(N) 100A FUSED AC DISCONNECT WITH 60A FUSES, 240 VAC

INTERCONNECTION METHOD : LINE SIDE TAP

DESIGN CRITERIA:

ROOF TYPE: - GROUND MOUNT
SNOW LOAD: - 20 PSF
WIND SPEED: - 115 MPH
WIND EXPOSURE: - C
RISK CATEGORY: - II

GOVERNING CODES:

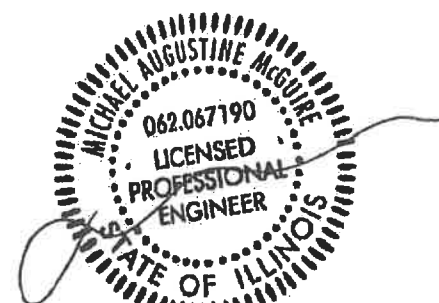
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL EXISTING BUILDING CODE
2021 INTERNATIONAL FIRE CODE INTERNATIONAL FUEL GAS CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL PROPERTY MAINTENANCE CODE
2021 ILLINOIS ACCESSIBILITY CODE
2020 NATIONAL ELECTRIC CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 ILLINOIS STATE PLUMBING NFPA LIFE SAFETY 2000

SHEET INDEX

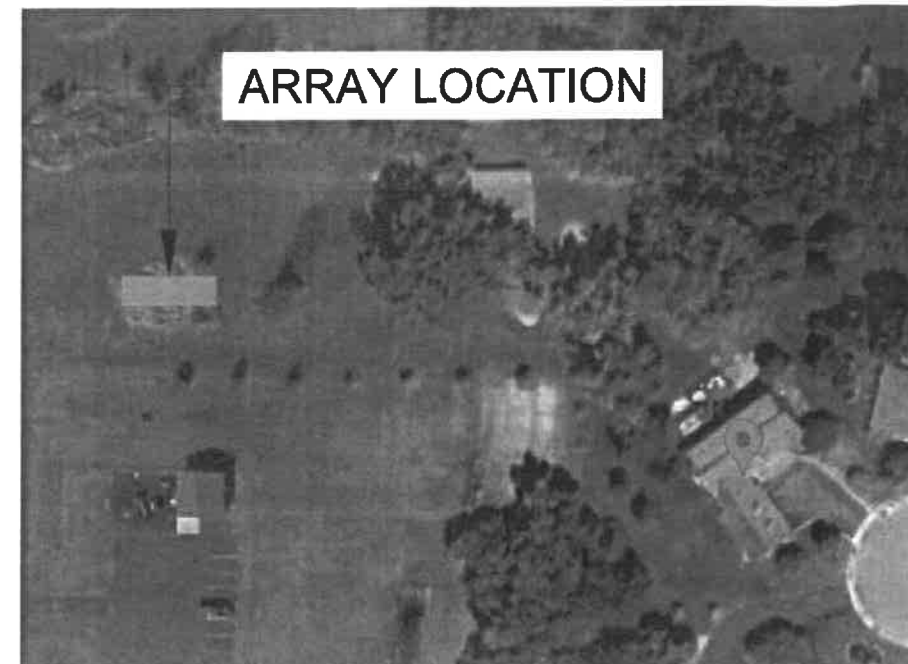
PV-0	COVER SHEET
PV-1	SITE PLAN WITH ROOF PLAN
PV-2	ROOF PLAN WITH MODULES
PV-3	ATTACHMENT DETAILS
PV-4	ELECTRICAL LINE DIAGRAM
PV-5	ELECTRICAL CALCULATION
PV-6	PLACARDS & WARNING LABELS
PV-7+	SPEC SHEETS

CONSTRUCTION NOTE:

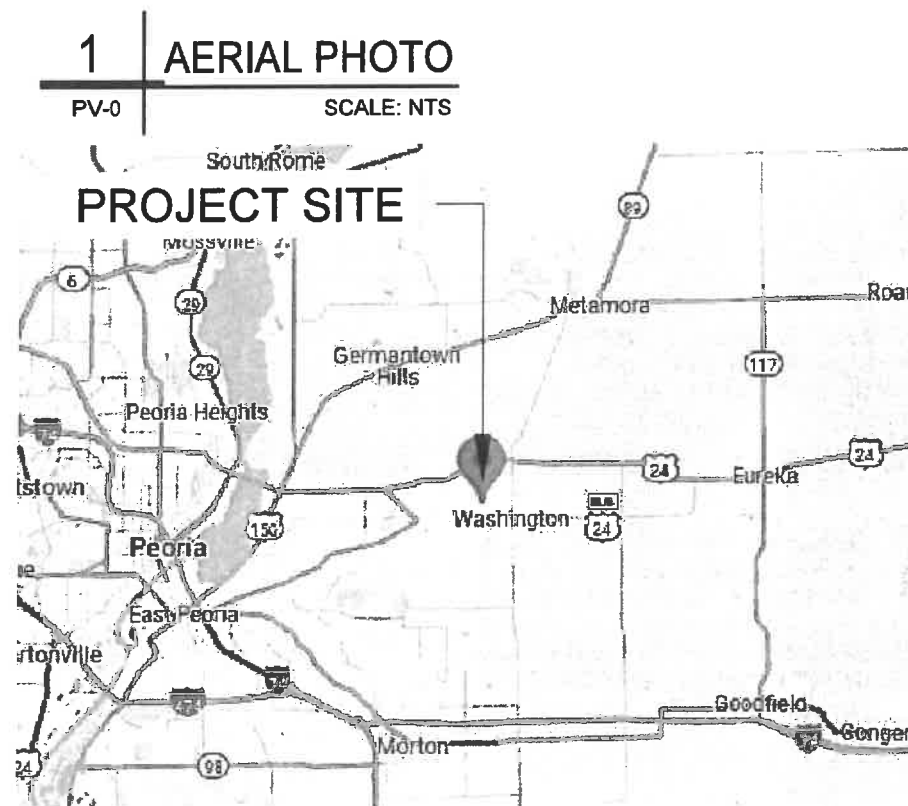
THE PV MODULES ARE CONSIDERED NON-COMBUSTIBLE AND THIS SYSTEM IS A UTILITY GRID INTERACTIVE SYSTEM
A GROUNDING ELECTRODE SYSTEM IN ACCORDANCE WITH NEC 690-47 AND 250-50 THROUGH 60 250-166 SHALL BE PROVIDED PER NEC, GROUNDING ELECTRODE SYSTEM OF EXISTING BUILDING MAY BE USED AND BONDED TO AT THE SERVICE ENTRANCE. IF EXISTING SYSTEM IS INACCESSIBLE, OR INADEQUATE, OR IS ONLY METALLIC WATER PIPING, A SUPPLEMENTAL GROUNDING ELECTRODE WILL BE USED AT THE INVERTER LOCATION CONSISTING OF A UL LISTED 8 FT GROUND ROD WITH ACORN CLAMP. GROUNDING ELECTRODE CONDUCTORS SHALL BE NO LESS THAN #8 AWG AND NO GREATER THAN #8 AWG COPPER AND BONDED TO THE EXISTING GROUNDING ELECTRODE TO PROVIDE OR A COMPLETE GROUND.
EACH MODULE WILL BE GROUNDED USING THE SUPPLIED GROUNDING POINTS IDENTIFIED BY THE MANUFACTURER.
EXPOSED NON-CURRENT CARRYING METAL PARTS OF MODULE FRAMES, EQUIPMENT, AND CONDUCTOR ENCLOSURES SHALL BE GROUNDED REGARDLESS OF VOLTAGE.
PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL BE PROVIDED
ALL SIGNAGE WILL BE INSTALLED AS REQUIRED BY AND 2020 NEC.
HEIGHT OF INTEGRATED AC/DC DISCONNECT SHALL NOT EXCEED 6' 7".
THE GROUNDING ELECTRODE CONDUCTOR SHALL BE PROTECTED FROM PHYSICAL DAMAGE BETWEEN THE GROUNDING ELECTRODE AND THE PANEL (OR INVERTER) IF SMALLER THAN #8 AWG COPPER WIRE. THE GROUNDING ELECTRODE CONDUCTOR WILL BE CONTINUOUS, EXCEPT FOR SPLICES OR JOINTS AT BUSBARS WITHIN LISTED EQUIPMENT.
THE PV CONNECTION IN THE PANEL BOARD SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION.
SITE CONDITIONS SHALL PREVAIL IF NO SCALE IS GIVEN.
DRAWINGS ARE NOT NECESSARILY TO SCALE. ALL DIMENSIONS SHALL BE VERIFIED BY SUBCONTRACTOR UPON COMMENCEMENT OF CONSTRUCTION.



sealed 08aug2024 mike@h2dc.com
H2DC PLLC IL S&P#: 184007659-0002
ELECTRICAL ONLY
- NOT AN AS-BUILT DRAWING SET -



ARRAY LOCATION



1 AERIAL PHOTO

PV-0 SCALE: NTS

2 VICINITY MAP

PV-0 SCALE: NTS



HAWK-ATTOLLO

SOLAR DEVELOPMENT PARTNER

ELECTRICAL LICENSE - #742

REVISIONS		REV
DESCRIPTION	DATE	
DATE	08/01/2024	

PROJECT NAME
JASON HAWKSWORTH
14 CHRISENDALE LANE,
WASHINGTON, IL 61571 USA
APN# 020214301007
UTILITY: COMED
AHJ: CITY OF WASHINGTON

SHEET NAME
COVER SHEET

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-0



HAWK-ATTOLLO
SOLAR DEVELOPMENT PARTNER

ELECTRICAL LICENSE - #742

- PLUMBING VENTS, SKYLIGHTS AND MECHANICAL VENTS SHALL NOT BE COVERED, MOVED, RE-ROUTED OR RE-LOCATED.

NOTE:

- A. ALL ELECTRICAL EQUIPMENT, INVERTERS, DISCONNECTS, MAIN SERVICE PANELS, ETC. SHALL NOT BE INSTALLED WITHIN 3' OF THE GAS METERS' SUPPLY OR DEMAND PIPING.

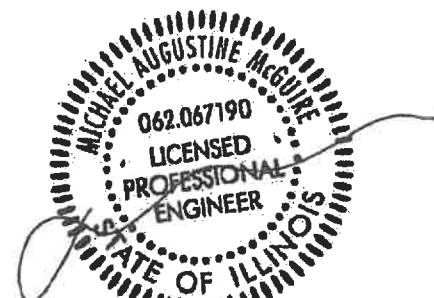
3/4" OR GREATER EMT CONDUIT RUN (7/8 INCHES ABOVE ROOF)

ROOF ACCESS POINT:

SHALL BE LOCATED IN AREAS THAT DO NOT REQUIRE THE PLACEMENT OF GROUND LADDERS OVER OPENINGS SUCH AS WINDOWS OR DOORS, AND LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION IN LOCATIONS WHERE THE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREE LIMBS, WIRES OR SIGNS.

MODULE TYPE, DIMENSIONS & WEIGHT

NUMBER OF MODULES = 40 MODULES
MODULE TYPE = AXITECSOLAR AC-550MBT/144V (1000V) (550W) (550W) MODULES
40 - SOLAREGE S650 POWER OPTIMIZERS
MODULE WEIGHT = 61.73 LBS / 28.1 KG.
MODULE DIMENSIONS = 89.68"X 44.64" = 27.80 SF
UNIT WEIGHT OF ARRAY = 2.22 PSF



sealed 08aug2024 mike@h2dc.com
H2DC PLLC IL S&P#: 184007659-0002
ELECTRICAL ONLY
- NOT AN AS-BUILT DRAWING SET -

(E) DETACHED STRUCTURE



ENLARGE VIEW 1.1
SCALE: NTS

PROJECT NAME

JASON HAWKSWORTH
14 CHRISENDALE LANE,
WASHINGTON, IL 61571 USA
APN# 020214301007
UTILITY: COMED
AHJ: CITY OF WASHINGTON

SHEET NAME

SITE PLAN WITH
ROOF PLAN

SHEET SIZE

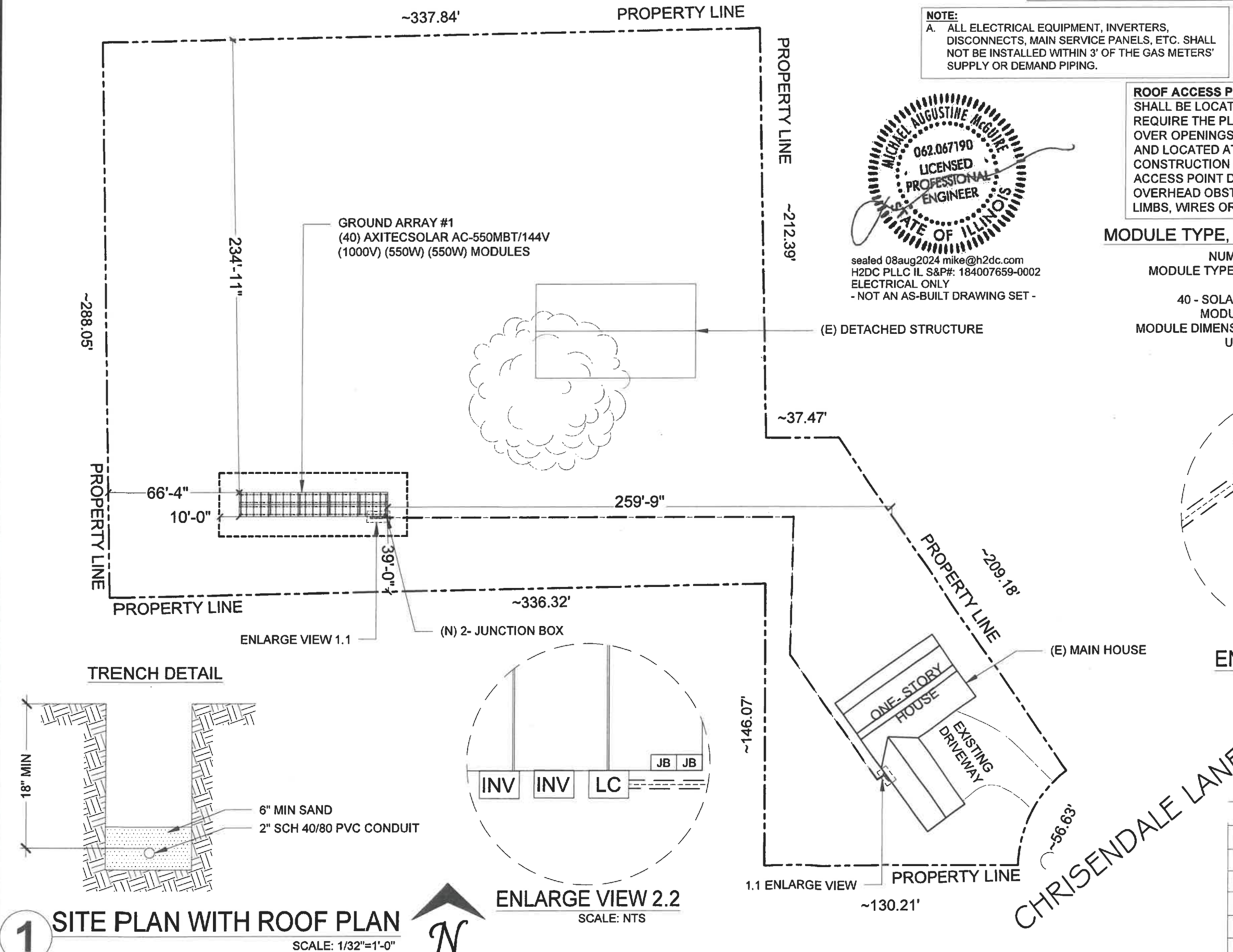
ANSI B
11" X 17"

SHEET NUMBER

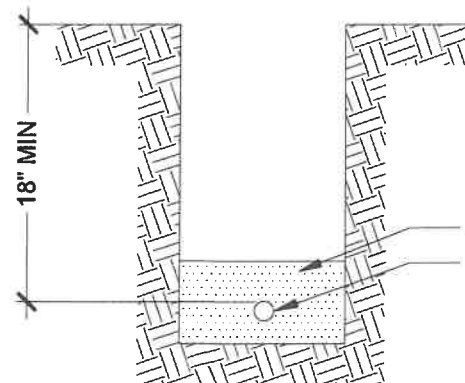
PV-1

LEGEND

UM	- UTILITY METER
MSP	- MAIN SERVICE PANEL
ACD	- AC DISCONNECT
INV	- SOLAREGE INVERTER
LC	- LOAD CENTER
JB	- JUNCTION BOX



TRENCH DETAIL



6" MIN SAND
2" SCH 40/80 PVC CONDUIT

ENLARGE VIEW 2.2

SCALE: NTS

1 SITE PLAN WITH ROOF PLAN

SCALE: 1/32"=1'-0"

