

CITY OFFICIALS

Lilija V. Stevens, *Mayor*

Valeri L. Brod, *City Clerk*

Carol J. Crocker, *City Treasurer*

Dennis Carr, *Interim City Administrator*



ALDERPERSONS

Paula Johnson, *Ward I*

Todd P. Sluder, *Ward I*

Michael Ernst, *Ward II*

Jamie K. Smith, *Ward II*

Bobby Martin III, *Ward III*

Brandon Moss, *Ward III*

John J. Blundy, *Ward IV*

G. Michael McIntyre, *Ward IV*

To: Chairman Burdette and Planning and Zoning Commission

From: Joe Boyer, Building and Zoning Coordinator
Jon Oliphant, Planning and Zoning Director

Subject: Public Hearing – Request by Robert Gaul for a 2-Foot Setback Variance at 2230 Northridge Lane.

Date: August 28, 2025

Zoning: R-1 (Single Family Residential)

Comprehensive Plan: Single- and Two-Family Residential

Summary: Robert E. Gaul has submitted a 2-foot side yard setback variance application to allow for the construction of a replacement accessory building at 2230 Northridge Lane (PIN 02-02-020-301-020). The property is zoned R-1 (Single-and Two-Family Residential).

Background: The Zoning Code requires a 5-foot accessory building side yard setback in an R-1 district. The existing building is three feet from the property line as was allowed when it was originally constructed. Moving the replacement accessory building to adhere to the current 5-foot setback would make it difficult to park a car inside. Staff is comfortable with approving the variance, as approval would not “open the floodgates” for others to construct accessory buildings within the 5-foot setback.

Staff recommends approval of the proposed variance provided a 1-hour rated firewall is installed on the accessory building wall parallel to the property line.

A public hearing will be held by the Planning and Zoning Commission at their meeting on September 3, 2025.

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
- 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): Robert E. Gaul

Applicant Phone Number: [REDACTED] Property ID Number (PIN): 02 02 20 301 020

Applicant Address: 2230 Northridge Lane, Washington IL 61571

Property Owner: Robert E. Gaul

Owner Address: 2230 Northridge Lane, Washington IL 61571

I would like to receive correspondence by: Mail X Email Email Address [REDACTED]

Current zoning classification of the property: Residential Current use of the property: Primary Residence

Describe the nature of the variation you are requesting (*attach dimensioned site plan*): Replacing an existng single car garage with a double car version. The current garage is 4 ft. from the fence / property line, looking to maintain that distance in order to keep the same look and to keep as much usable yard space as possible.

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: The updated and expanded garage will add to the value of the property. Many other existing garages are within 3 ft. of the property line, so being able to keep as close to the property line will keep the neighborhood aesthetic and keep as much usable yard space with the two car expansion.

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 x 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: Most other garages are 3 ft. from the property line, I am looking to maintain the 4 ft. distance that my current garage has.

Describe the alteration or change, if any, in the basic character of the neighborhood the variation, if granted, would make: No basic character change as many houses already have two car garages.

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 Five Points Washington at 360 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

8/01/2025

Date

Signature of Owner (if different)

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 Joe Boyer, Building & Zoning Coordinator, at (309) 444-1122.

ArcGIS Web Map



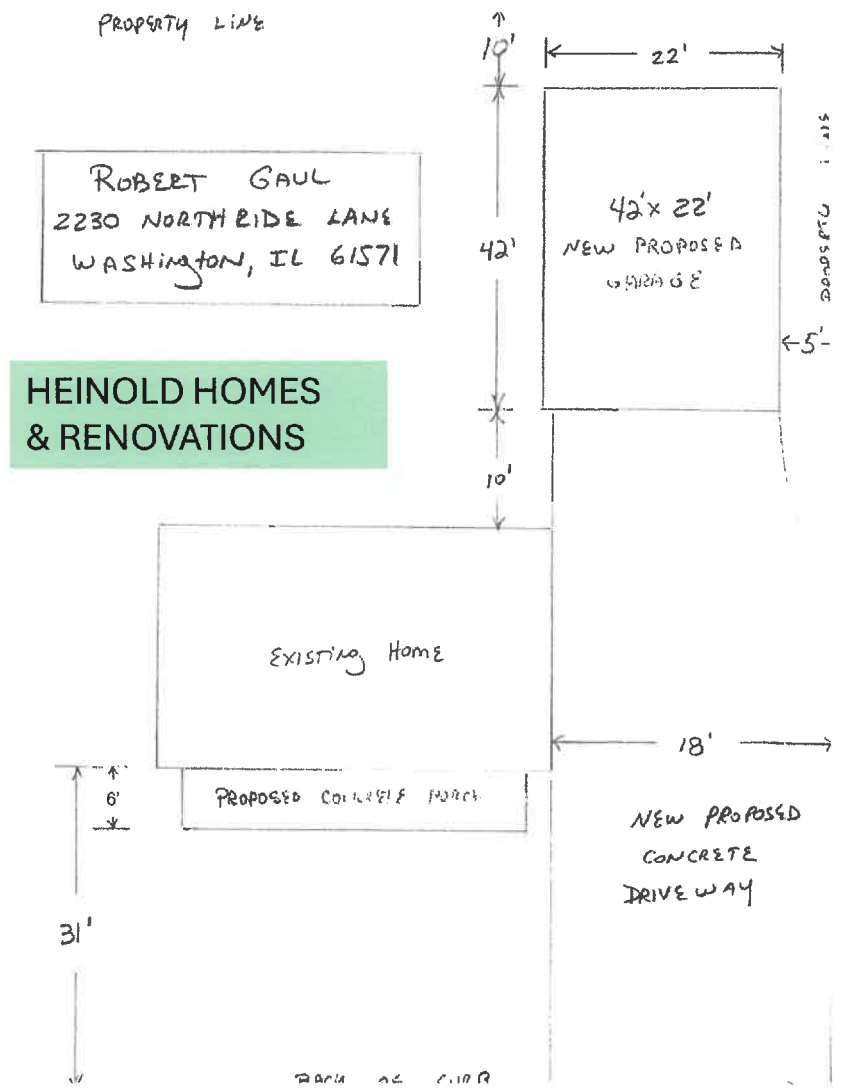
- | | | | |
|-------|---------|------------------|---------------|
| I-155 | IL 98 | Sections | Lots |
| I-474 | US 150 | OwnershipParcels | Red: Band_1 |
| I-74 | US 24 | Blocks | Green: Band_2 |
| IL 29 | Streets | ROW | Blue: Band_3 |

Tazewell County GIS parcel and map records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Illinois Statute. The information contained herein is for reference purposes only, and should not be relied upon as a substitute for a title search. Any reliance on the information contained herein is at the user's own risk. The Tazewell County GIS assumes no responsibility for any use of the information contained herein or any loss resulting therefrom. Users of Tazewell County GIS site assume all risk and liability when accessing any third-party site linked to this site. All data is subject to change.



1:1,275

0 0.01 0.03 0.05 mi





Looking at the existing garage structures within the neighborhood, the vast majority are 3 ft. from the property line.



2230 Northridge Lane

PIN: 02-02-20-301-020

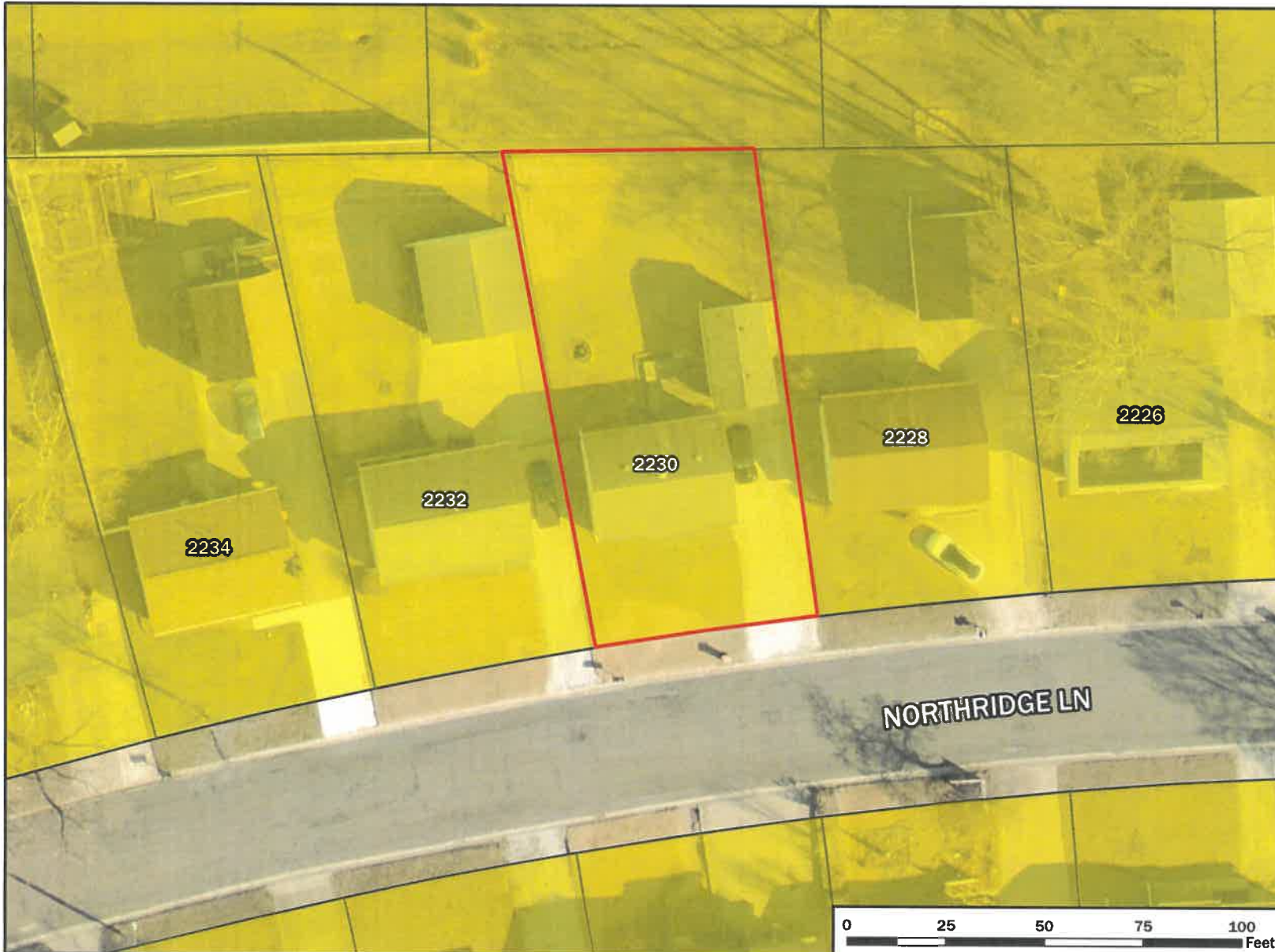
Legend

-  2230 Northridge Ln
-  City Boundary
-  Parcels



Date: 8/29/2025

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



2230 Northridge Lane

PIN: 02-02-20-301-020

Legend

 2230 Northridge Ln

 City Boundary

 Parcels

Zoning

 R-1



Date: 8/29/2025

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

0 25 50 75 100 Feet