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To: Chairman Burdette and Planning and Zoning Commission

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

Subject: Public Hearing – Request by Olson Drake for a 3.75-Foot Setback Variance at 207 S Market St.

Date: September 23, 2025

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

Comprehensive Plan: Single- and Two-Family Residential

**Summary:** Olson Drake has submitted a 3.75-foot separation distance variance application to allow for the construction of a replacement accessory building at 207 S. Market St. (PIN 02-02-23-214-005). The property is zoned R-1 (Single- and Two-Family Residential).

**Background:** The zoning code requires a 10-foot accessory building separation between all structures in the R-1 district. The proposed two-stall garage would be five feet from the property line, but the accessory building located at 205 S. Market St. is only 1.25 feet from the property line (6.25-foot separation). Moving the proposed structure 3.75 feet to the south 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 10-foot separation. Please note that the existing single stall garage is to be demolished and the new structure is proposed to be constructed on the same footprint.

**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 October 1, 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
- 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): Oison Drake

Applicant Phone Number: [REDACTED] Property ID Number (PIN): 02 - 02 - 23 - 214 - 005

Applicant Address: [REDACTED]

Property Owner: Deborah Hess-Brown

Owner Address: 207 South Market Street

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

Current zoning classification of the property: R-1 Current use of the property: Primary Residence / Garage

Describe the nature of the variation you are requesting (attach dimensioned site plan): Reconstructing garage in same footprint as current garage that lies 5ft from North property line but less than 10ft from adjacent garage (neighbor to North) Abiding by 10ft setback imposes unreasonable hardship for owner.

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: Current garage is inefficient and inadequate. Neighboring properties have two-stall garages. If new garage is constructed according to regulations, it would prevent owner from using their land for its most profitable/desired purpose.

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: Northern adjacent structure was built extremely close to North property line. 10ft setback from said structure imposes unreasonable hardship on homeowner and creates unusable space.

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

None

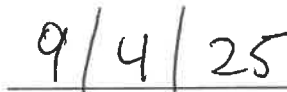
**PUBLIC HEARING:** Your case will be referred with staff's recommendation to the next regularly scheduled Planning and Zoning Commission (PZC) meeting for a public hearing. The PZC meets the first Wednesday of every month at 6:30 p.m. at Five Points Washington at 360 N. Wilmor Road. At the PZC meeting, 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



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.

## Property Information

|   |  |  |
|---|--|--|
| <b>Parcel Number</b><br>02-02-23-214-005  | <b>Site Address</b><br>207 S MARKET ST<br>WASHINGTON, IL 61571 | <b>Owner Name &amp; Address</b><br>HESS-BROWN, DEBORAH A<br>207 S MARKET ST<br>WASHINGTON, IL, 61571 |
| <b>Tax Year</b><br>2024 (Payable 2025) ▼  |  |  |
| <b>Sale Status</b><br>None  |  |  |
| <b>Property Class</b><br>0040 - Improved Residential Lot  | <b>Tax Code</b><br>02027 -                                     | <b>Tax Status</b><br>Taxable   |
| <b>Net Taxable Value</b><br>33,920  | <b>Tax Rate</b><br>8.293610                                    | <b>Total Tax</b><br>\$2,813.20   |
| <b>Township</b><br>WASHINGTON   | <b>Acres</b><br>0.0000   | <b>Mailing Address</b><br>HESS-BROWN, DEBORAH A<br>207 S MARKET ST<br>WASHINGTON, IL, 61571          |
| <b>Legal Description</b><br>SUB LOT D OF NE 1/4<br>****This is a short version. See the deed for full legal description**** |  |  |
| <b>Public Notes</b><br>2018-C/E FOR 2017 SR Homestead   |  |  |

## Assessments

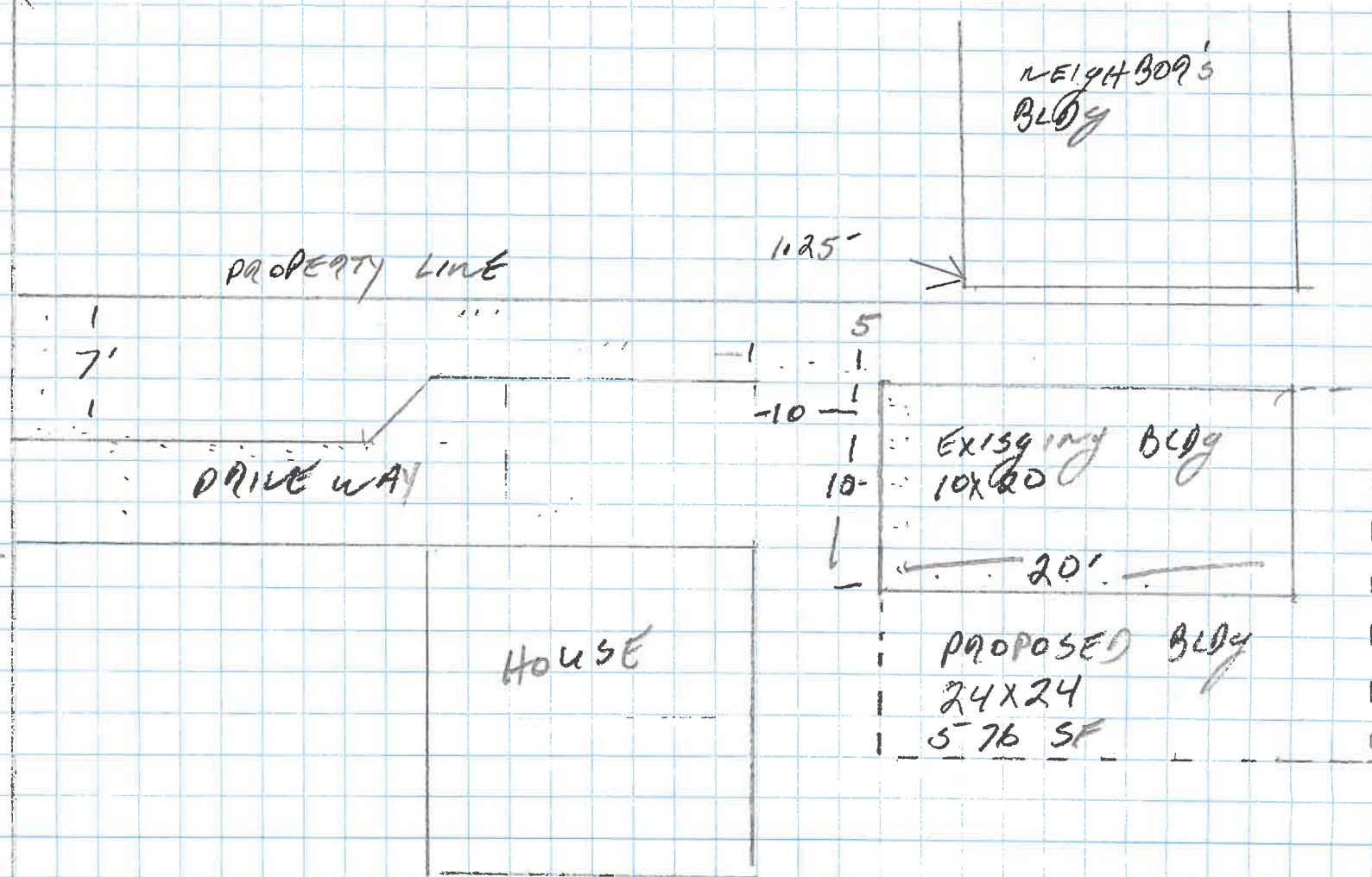
| Level                     | Homesite | Dwelling | Farm Land | Farm Building | Mineral | Total  | Partial Building |
|---------------------------|----------|----------|-----------|---------------|---------|--------|------------------|
| DOR Equalized             | 8,020    | 36,900   | 0         | 0             | 0       | 44,920 | No               |
| Department of Revenue     | 8,020    | 36,900   | 0         | 0             | 0       | 44,920 | No               |
| Board of Review Equalized | 8,020    | 36,900   | 0         | 0             | 0       | 44,920 | No               |
| Board of Review           | 8,020    | 36,900   | 0         | 0             | 0       | 44,920 | No               |
| S of A Equalized          | 8,020    | 36,900   | 0         | 0             | 0       | 44,920 | No               |
| Supervisor of Assessments | 7,440    | 34,230   | 0         | 0             | 0       | 41,670 | No               |
| Township Assessor         | 7,440    | 34,230   | 0         | 0             | 0       | 41,670 | No               |
| Prior Year Equalized      | 7,440    | 34,230   | 0         | 0             | 0       | 41,670 | No               |

Final values

## Billing

| Installment  | Date Due   | Tax Billed        | Penalty Billed | Cost Billed   | Drainage Billed | Total Billed      | Amount Paid       | Date Paid | Total Unpaid  |
|--------------|------------|-------------------|----------------|---------------|-----------------|-------------------|-------------------|-----------|---------------|
| 1            | 06/02/2025 | \$1,406.60        | \$0.00         | \$0.00        | \$0.00          | \$1,406.60        | \$1,406.60        | 6/3/2025  | \$0.00        |
| 2            | 09/02/2025 | \$1,406.60        | \$0.00         | \$0.00        | \$0.00          | \$1,406.60        | \$1,406.60        | 9/5/2025  | \$0.00        |
| <b>Total</b> |            | <b>\$2,813.20</b> | <b>\$0.00</b>  | <b>\$0.00</b> | <b>\$0.00</b>   | <b>\$2,813.20</b> | <b>\$2,813.20</b> |           | <b>\$0.00</b> |

207  
S MARKET



NOT TO SCALE





## Zoning Map

207 S Market St

PIN: 02-02-23-214-005

### Legend

 207 S Market St

 Parcels

### Zoning

 R-1

 R-2



Date: 9/4/2025

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



## Location Map

207 S Market St

PIN: 02-02-23-214-005

### Legend

-  207 S Market St
-  Parcels



Date: 9/4/2025

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