

# 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 Kati Jaegle of 307 Belaire Dr, requests a variance for a reduction of the Side yard setback.  
DATE: September 29th , 2022

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

**Comprehensive Plan:** Single- and Two-Family Residential

**Summary:** Katie Jaegle is requesting a reduction of the side yard setback. The property is zoned R-1 (Single- and Two-Family Residential). The purpose of the variance is to allow for the construction of an attached one car garage on the eastern side of the home.

**Background:** Chapter 154 of the City Code states:

“ Side yard setback: each not less than five feet (5) from the fascia (overhang) of the building to the lot line, and the sum of the two (2) side yards shall not be less than twelve (12) feet.”

Based on the submitted drawing, the side yard setback would be reduced to two (2') feet.

307 Belaire Dr is part of the Rolling Meadows Subdivision in the western region of Washington. The home was built in 1966 prior to adopting side yard setback regulations. Currently the home does not have a garage attached or detached. In consideration of the character of the neighborhood, both the side yard setback requested and the addition of a single car garage are in line with a majority of the homes in the subdivision. Currently there are more homes within the neighborhood nonconforming to the setback regulations than those that are in compliance. In addition, the majority of homes are seen with a one car garage, the minority being homes without a garage. The fire setback between structures is ten (10') feet, and the attached garage would be at least fifteen (15') feet to the nearest structure and would not require an additional fire barrier if approved. Staff recommends to approve the requested variance due to the uniqueness of the lot preventing conformity with setback regulations.

A public hearing will be held by the Planning and Zoning Commission at their meeting on Wednesday, October 5<sup>th</sup> 2022.

**CITY OF WASHINGTON  
WASHINGTON, ILLINOIS**

**Department of Planning & Development**

***Request for Publication  
Notice of Public Hearing***

<b><i>Transmitted to:</i></b>	Valeri Brod, City Clerk
<b><i>Transmitted by:</i></b>	Aaron Paque, Planner
<b><i>Date of transmittal:</i></b>	9/7/2022
<b><i>Send notice by:</i></b>	9/9/2022
<b><i>For publication on:</i></b>	
<b><i>Date of Public Hearing:</i></b>	10/5/2022

<b><i>Purpose of public hearing:</i></b>	Variance of the side yard setback to install an attached garage on the property.
<b><i>Legal description</i></b>	ROLLING MEADOWS SEC 7 SW 1/4 SEC 20 LOT 205
<b><i>Property address</i></b>	307 Belaire Dr
<b><i>Property tax ID (PIN #)</i></b>	02-02-20-314-010
<b><i>Suggested language to include:</i></b>	Variance to allow a Garage to encroach into the side yard setback
<b><i>Ordinance needed?</i></b>	No
<b><i>Petition or application attached?</i></b>	Yes
<b><i>If yes, petitioner's name:</i></b>	Kati Jaegle
<b><i>If yes, fees paid?</i></b>	No
<b><i>Other notes/requests</i></b>	Property is zoned R-1, Side Yard setback is no less than 5ft or a combined 12(ft) of both side yards. The request is a reduction of the side yard setback
<b><i>List of attachments</i></b>	Application, site plan, tax bill

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): KATH JAEGLIE

Phone Number of Applicant: [REDACTED]

Address of Applicant: 307 Bellevue Dr Washington, IL 61571

Owner of Property: KATH JAEGLIE

Address of Owner: 307 Bellevue Dr Washington, IL 61571

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

Property Tax ID (PIN) number: 02-02-20-314-00

Current zoning classification of the property: \_\_\_\_\_ Current use of the property: \_\_\_\_\_

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:

NO garage

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 house was built on a

angle to the property line, it does not qualify for a garage because  
of the property line set back

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

I do not believe it would change the character of the  
neighborhood

Describe the nature of the variation you are requesting (attach dimensioned site plan): to narrow the property

line set back on the South side of my property so I can  
put a one car garage up

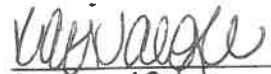
**PUBLIC HEARING:** Your case will be referred with staff's recommendation to the next regularly scheduled Planning and Zoning Commission (PZC) meeting for a public hearing. The PZC meets the first Wednesday of every month at 6:30 p.m. at the Washington District Library meeting room at 380 N. Wilmor 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

8/23/22  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Owner

8/23/22  
\_\_\_\_\_  
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 9/9/2022 8:41:24 AM CDT

## Parcel

<b>Parcel ID</b> 02-02-20-314-010	<b>Alt. PIN</b>	<b>Parcel Address</b> 307 BELAIRE DR, WASHINGTON	<b>Data as of</b> 9/3/2022
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### Tax Payer Information

<b>Tax Payer</b>	JAEGLE KATI
<b>Tax Payer Address</b>	307 BELAIRE DR WASHINGTON IL 61571
<b>Transfer Date</b>	03/29/2021

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### Location Information

<b>GIS</b>		<b>Section &amp; Plat</b>	
<b>District No.</b>	02015	<b>State Assigned District No.</b>	020
<b>Township No.</b>	002,	<b>Routing No.</b>	
<b>Parcel Address</b>	307 BELAIRE DR, WASHINGTON	<b>Legal Desc.</b>	SEC 20 T26N R3W ROLLING MEADOWS SEC 7 LOT 205 SW 1/4

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### Parcel Information

### Topography

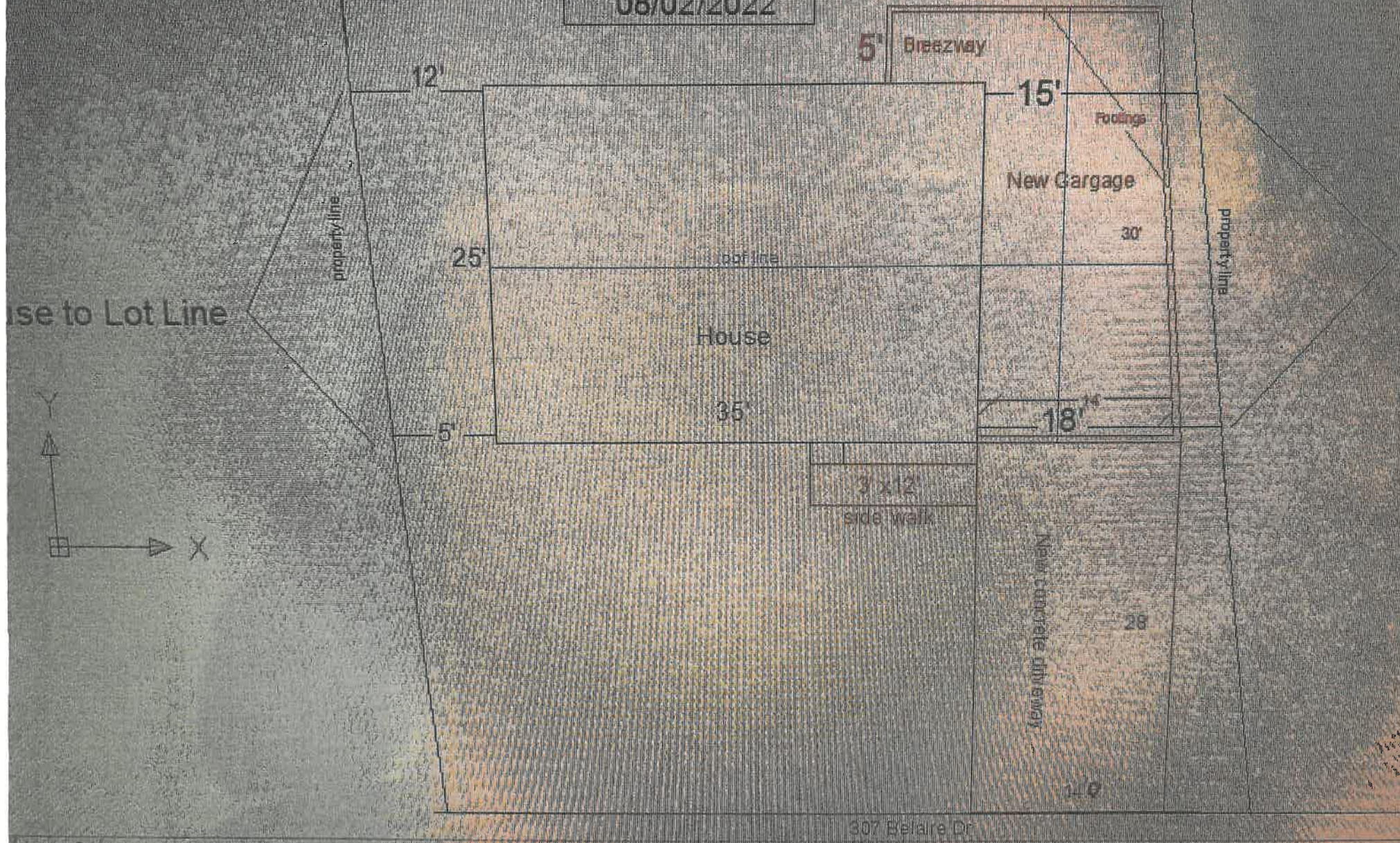
### Services

<b>Property Class Code</b>	40 IMPROVED RESIDENTIAL LOT	<b>Level</b>	N	<b>Water</b>	
<b>Neighborhood Code</b>	203	<b>High</b>	N	<b>Sewer</b>	
<b>Neighborhood Factor</b>	115.00	<b>Low</b>	N	<b>Gas</b>	
<b>Neighborhood Type</b>		<b>Rolling</b>	N	<b>Electricity</b>	N
<b>Street or Road Code</b>		<b>Swampy</b>	N	<b>Sidewalk</b>	
		<b>Flood Hazard</b>		<b>Alley</b>	N
		<b>Waterfront Property Type</b>			

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Kati Jaegle  
307 Belaire Dr.  
Washington, IL 61571  
08/02/2022



Layout? /  
opposite corner: \*Cancel\*



56.1

95.3

9

307

112.2

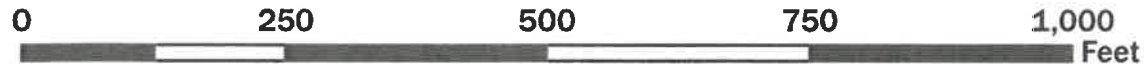
-0.10

205

65.3







# Rolling Meadows Subdivision

(South of US BR 24)

## Legend

- Parcels
- City Boundary
- Rolling Meadows (South of US BR 24)



*This map indicates approximate data locations and may not be 100% accurate. 2019 Aerial Imagery & Parcels are provided and maintained by Tazewell County.*