

CITY OFFICIALS

Gary W. Manier, *Mayor*

Valeri L. Brod, *City Clerk*

Abbey M. Strubhar, *City Treasurer*

Jim Snider, *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-2

Comprehensive Plan: Single and Two-Family Residential

Summary: Glen Harkins (Viable Builders) is requesting a seven-foot front setback variance at 1101-1105 Lawson St. part of (PIN 02-02-23-112-012 and 02-02-23-112-013) The property is zoned R-2 (Residential). The purpose of the variance is to allow for the proposed triplex to be moved closer to Lawson St. due to drainage concerns and the presence of utilities along Wilmor Rd. Staff recommends approval as indicated below:

Background: The indicated property is bordered by S. Wilmor Rd., Jesse St. and Lawson St. Each street front requires a "front yard" setback. Adhering to these setbacks would reduce the buildable area to an impractical size. Mr. Harkins plans to build the triplex facing Lawson St. 18- feet from Lawson vice the mandated 25-feet. The rear of the building will face S. Wilmor Rd. Facing thus will have the beneficial effect of routing traffic onto Lawson St. vice the busier S. Wilmor Rd.

A negative aspect is the building may appear "out of place". It will not be on-plane with existing and future buildings along Lawson St.

Staff are comfortable the variance will not "open the floodgate" regarding setbacks.

**Staff recommends approval of the 7-foot setback variance request.**

A public hearing will be held by the Planning and Zoning Commission at their meeting on June 5, 2024.

Joe Boyer  
Building and Zoning Coordinator

# Variance Map

1101-1105 Lawson St  
PIN: 02-02-23-112-013

## Legend

-  Parcels
- Setback**
-  18'
-  25'



Date: 5/28/2024

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



LEGEND

- FOUND IRON ROD
- SET IRON ROD
- RECORDED INFORMATION
- RECORDED OR COMPUTED INFORMATION

BEARINGS PER PLAT BOOK 000, PAGE 022 - LOCAL COORDINATES

DATE OF SURVEY: NOVEMBER 2023

CLIENT: GLENN HARRIS  
300 Pleasant Rd. 302  
Washington, Illinois 62451

NOTES:

It is not warranted that this Plat contains complete information regarding easements, restrictions, right-of-way, utility setback lines or other encumbrances. For complete information a title opinion or commitment for title insurance should be obtained.

Any new construction upon the land shown hereon will be required to meet the current Zoning Regulations of the time of said construction.

LEGAL DESCRIPTION

LOT 36A

All of Lot 36 and All of Lot 37 except the south 30 feet of even width thereof, in Wilmor Estates Section Four (Plat Book 000, Page 022), being a part of the West Half of the Northeast Quarter of Section 23, Township 28 North, Range 3 West of the Third Principal Meridian Tazewell County, Illinois.

Described Lot 36A contains 15357 square feet more or less.

Part of P.L.M.: 02-02-23-12-011 and 02-02-23-12-012

LEGAL DESCRIPTION

LOT 38A

All of Lot 38 and the south 50 feet of even width of Lot 37, in Wilmor Estates Section Four (Plat Book 000, Page 022), being a part of the West Half of the Northeast Quarter of Section 23, Township 28 North, Range 3 West of the Third Principal Meridian Tazewell County, Illinois.

Described Lot 38A contains 13571 square feet more or less.

Part of P.L.M.: 02-02-23-12-012 and 02-02-23-12-013

STATE OF ILLINOIS  
COUNTY OF TAZEWELL

We, WADE BUILDERS LLC, on Wade Limited Liability Company, as owner of the land described on the accompanying plat, do hereby certify that we have caused the survey and the creation of the tracts as shown.

In witness whereof the undersigned has caused this certification to be executed.

We, further state, that to the best of our knowledge, this property is located within Washington Community High School District 308.

Dated this 1st day of Dec, 2023 A.D.

*Glenn W. Harris*  
Glenn W. Harris, Manager

STATE OF ILLINOIS  
COUNTY OF TAZEWELL

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that GLENN W. HARRIS and RYAN M. HARRIS, are personally known to me and to be the same persons whose names are subscribed to the foregoing instrument, signed before me this day in person and acknowledged that they signed, sealed and delivered said instrument on their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 1st day of Dec, 2023 A.D.

*Carolyn A. Sautter*  
Carolyn A. Sautter  
Notary Public



STATE OF ILLINOIS  
COUNTY OF TAZEWELL

I, County Clerk of said County, do hereby certify that I have this day examined the tax records in my office and have found no delinquent general taxes, unpaid current general taxes, delinquent special assessments, or unpaid current special assessments against the tract of land described on the attached plat.

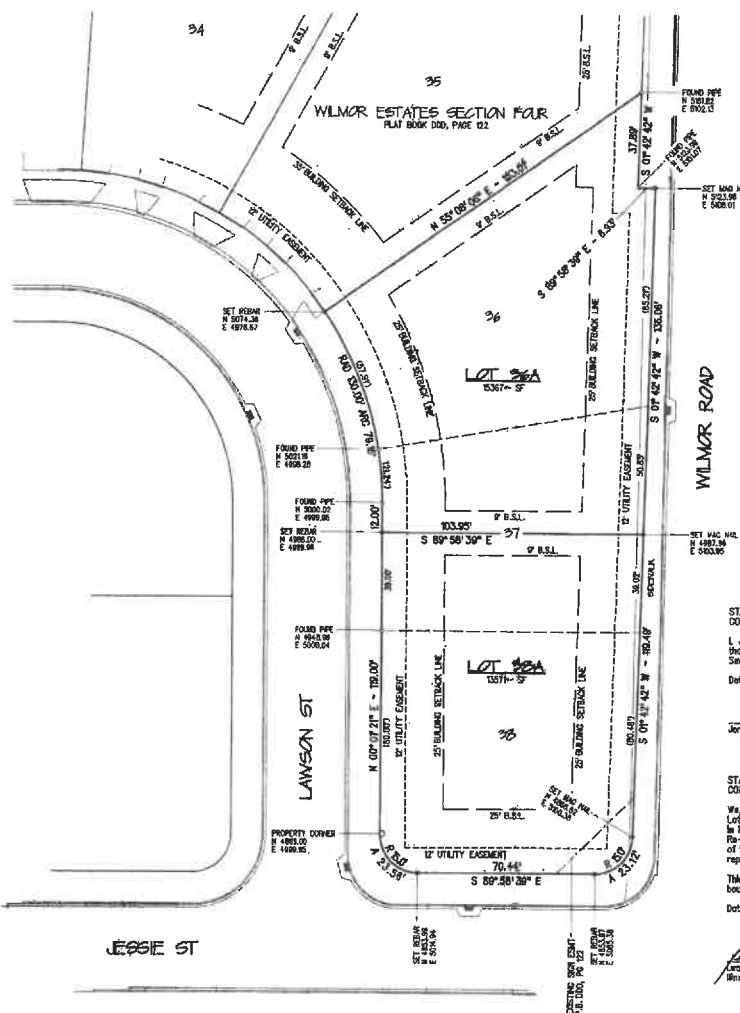
Given under my hand and seal this 14th day of December, 2023 A.D.

*Debra H. Brackett*  
Debra H. Brackett  
County Clerk

PLAT OF SURVEY

Lots 35, 37 & 38, Wilmor Estates Section Four  
Part of the W Half, NW 1/4, SEC 23, T28N, R3W, 3rd P.M.  
Tazewell County, Illinois

RRR 59



DOCUMENT NO. 20230005166  
RECORDED IN RECORDERS OFFICE  
OF TAZEWELL COUNTY, ILLINOIS  
DATE 12/05/2023  
AT 9:19 O'CLOCK A.M.  
JOHN C. ACKERMAN, CLERK / RECORDER

STATE OF ILLINOIS  
COUNTY OF TAZEWELL

I, JONATHAN R. OLIPHANT, Plat Officer of the City of Washington, do hereby certify that this Plat of Survey of the Re-Subdivision of Lots 35, 37 and 38 in Wilmor Estates Section Four, meets the criteria of the City's Subdivision Code and Comprehensive Plan.

Dated this 1st day of Dec, 2023 A.D.

*Jonathan R. Olphant*  
Jonathan R. Olphant

STATE OF ILLINOIS  
COUNTY OF TAZEWELL

We, HOLLOWAY LAND SURVEYING, do hereby certify that we have surveyed Lot 38, Lot 37 and Lot 36 of Wilmor Estates Section Four, in the City of Washington, as shown in Plat Book 000, Page 022 in the Tazewell County Recorder's Office, for the purpose of Re-Subdividing said lots, being a part of the W Half, NW 1/4, Sec 23, T28N, R3W, of the 3rd P.M., Tazewell County, Illinois and that the attached plat correctly represents said surveys.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Moline, Illinois this 29th day of November, 2023 A.D.

*Leonard M. Holloway*  
Leonard M. Holloway  
Moline Professional Land Surveyor #55-063474



HOLLOWAY  
LAND SURVEYING

15650 HERBERGER RD • MACKINAW, IL 61755-0220  
309-359-4300  
PROFESSIONAL DESIGN FIRM #24-003308

LAND SURVEYING FIELD ASSISTANT, 300 PLEASANT RD, WASHINGTON, ILLINOIS 62451