

# CITY OF WASHINGTON

## PLANNING & DEVELOPMENT DEPARTMENT

301 Walnut St. · Washington, IL 61571

Ph. 309-444-1124 · Fax 309-444-9779

<http://www.washington-illinois.org>

[jboyer@ci.washington.il.us](mailto:jboyer@ci.washington.il.us)

### MEMORANDUM

TO: Chairman Burdette and Planning and Zoning Commission  
FROM: Joe Boyer, Building and Zoning Coordinator  
SUBJECT: Public Hearing – Request by Dennis Riehl for a 1.5-foot Distance Between Structures Variance at 914 S. Main Street  
DATE: January 30, 2024

**Zoning:** AG-1 (Agriculture)

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

**Summary:** Dennis Riehl is requesting a 1.5-foot distance between structures variance at 914 S. Main Street (PIN: 02-02-23-404-037). The property is zoned AG-1 (Agriculture). The purpose of the variance is to allow for a house addition to be slightly closer to an existing garage than is allowed by the City Code and International Residential Code (IRC). Staff recommends approval as indicated below.

**Background:** A building permit was issued on August 30 for a room addition to an existing single-family house and covered front porch addition at 914 S. Main. The lot is approximately 2.04 acres in size. The house and garage were proposed to be connected by a roof and the walls of the house and garage would be 8.5-feet apart. Chapter 154.041 (E) of the City Code and the IRC require a 10-foot separation from any structures for buildings that are not connected. Fire could more easily spread between buildings that have a separation of less than 10 feet. Staff has previously allowed for a roof to suffice as the connection between two structures. A change in staff's interpretation of the City Code and IRC now requires that the 10-foot separation to be maintained unless a one-hour fire wall is installed.

Staff is comfortable with the construction that is in progress as long as a 1-hour fire wall and entry door are installed on the east wall of the accessory structure. Doing so would establish the building's 1-hour separation. The owner has agreed to install the fire wall and door.

With that noted, **staff recommends approval of the 1.5-foot distance between structures variance request.** Staff would withhold the issuance of the Certificate of Occupancy until the fire wall and door are installed and inspected.

A public hearing will be held by the Planning and Zoning Commission at their meeting on Wednesday, February 7, 2024.

# 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): DENNIS & EVELYN RIEHL

Phone Number of Applicant: [REDACTED]

Address of Applicant: 914 S. MAIN ST, WASHINGTON, IL 61571

Owner of Property: DENNIS & EVELYN RIEHL

Address of Owner: 914 S. MAIN ST, WASHINGTON, IL 61571

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

Property Tax ID (PIN) number: 02 - 02 - 23 - 404 - 037

Current zoning classification of the property: AG Current use of the property: RESIDENTIAL

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:  
REQUESTING AN EIGHTEEN INCH VARIANCE BETWEEN RESIDENCE AND 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: ADDED ROOM ADDITION WHICH REQUIRES VARIANCE.


Describe the alteration or change, if any, in the basic character of the neighborhood the variation, if granted, would make:  
JUST ADDED A ROOM ADDITION. WILL ADD A ONE HOUR RATED FIRE WALL AND DOOR ON THE FACING WALL OF THE GARAGE.


Describe the nature of the variation you are requesting (attach dimensioned site plan): ASKING FOR AN EIGHTEEN INCH VARIANCE FROM TEN FOOT FIRE SEPARATION ORDINANCE.

**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

  
\_\_\_\_\_  
Date

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

  
\_\_\_\_\_  
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 Aaron Paque, Planner, at (309) 444-1122.

<b>Parcel Number</b> 02-02-23-404-037	<b>Site Address</b> 914 S MAIN ST WASHINGTON, IL 61571	<b>Owner Name &amp; Address</b> RIEHL, DENNIS R 914 S MAIN ST WASHINGTON, IL, 61571-0000
<b>Tax Year</b> 2023 (Payable 2024) ▼		
<b>Sale Status</b> None		
<b>Property Class</b> 0040 - Improved Residential Lot	<b>Tax Code</b> 02027 -	<b>Tax Status</b> Taxable
<b>Net Taxable Value</b> 0	<b>Tax Rate</b> Unavailable	<b>Total Tax</b> Unavailable
<b>Township</b> WASHINGTON	<b>Acres</b> 2.0400	<b>Mailing Address</b>
<b>Legal Description</b> SEC 23 T26N R3W LOT 4B & W 683.75FT OF LOT 4A OF LOT 50A OF SE 1/4		
<b>Public Notes</b> 2012 = 9/20/12 split 011 see 037 & 038 2020-C/E for 2019 SR H		

Assessments						
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
S of A Equalized	19,990	44,910	0	0	0	64,900
Supervisor of Assessments	18,680	41,960	0	0	0	60,640
Township Assessor	18,680	41,960	0	0	0	60,640
Prior Year Equalized	18,680	41,960	0	0	0	60,640
**** Values not final. May be subject to change.						

No Billing Information

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
Senior Citizen	1/1/2023	12/31/2023	1/18/2023		5,000	5,000
Exemptions are in progress during the 2023 year, and are subject to addition, omission, or editing.						

No Farmland Information

No Forfeiture Information

Parcel Genealogy					
Relationship	Parcel Number	Action	Year	Change Effective Year	Completed
Parent Parcel	020223404011	Split	2012	2012	Yes

**Related Names**

<b>Owner</b>	RIEHL, DENNIS R 914 S MAIN ST WASHINGTON, IL, 61571-0000	
<b>Mailing Flags</b>	Tax Bill Delinquent Notice	Change Notice Exemption Notice

**Payment History**

Tax Year	Total Billed	Total Paid	Amount Unpaid
2022	\$4,348.80	\$4,348.80	\$0.00
2021	\$4,168.26	\$4,168.26	\$0.00
2020	\$4,108.44	\$4,108.44	\$0.00

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No Redemptions

No Sales History Information

No Taxing Bodies Information

[+ Parcel Map](#) [View Full Screen](#)

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914 S. Main St.  
(PIN 02-02-23-404-037)  
AG-1

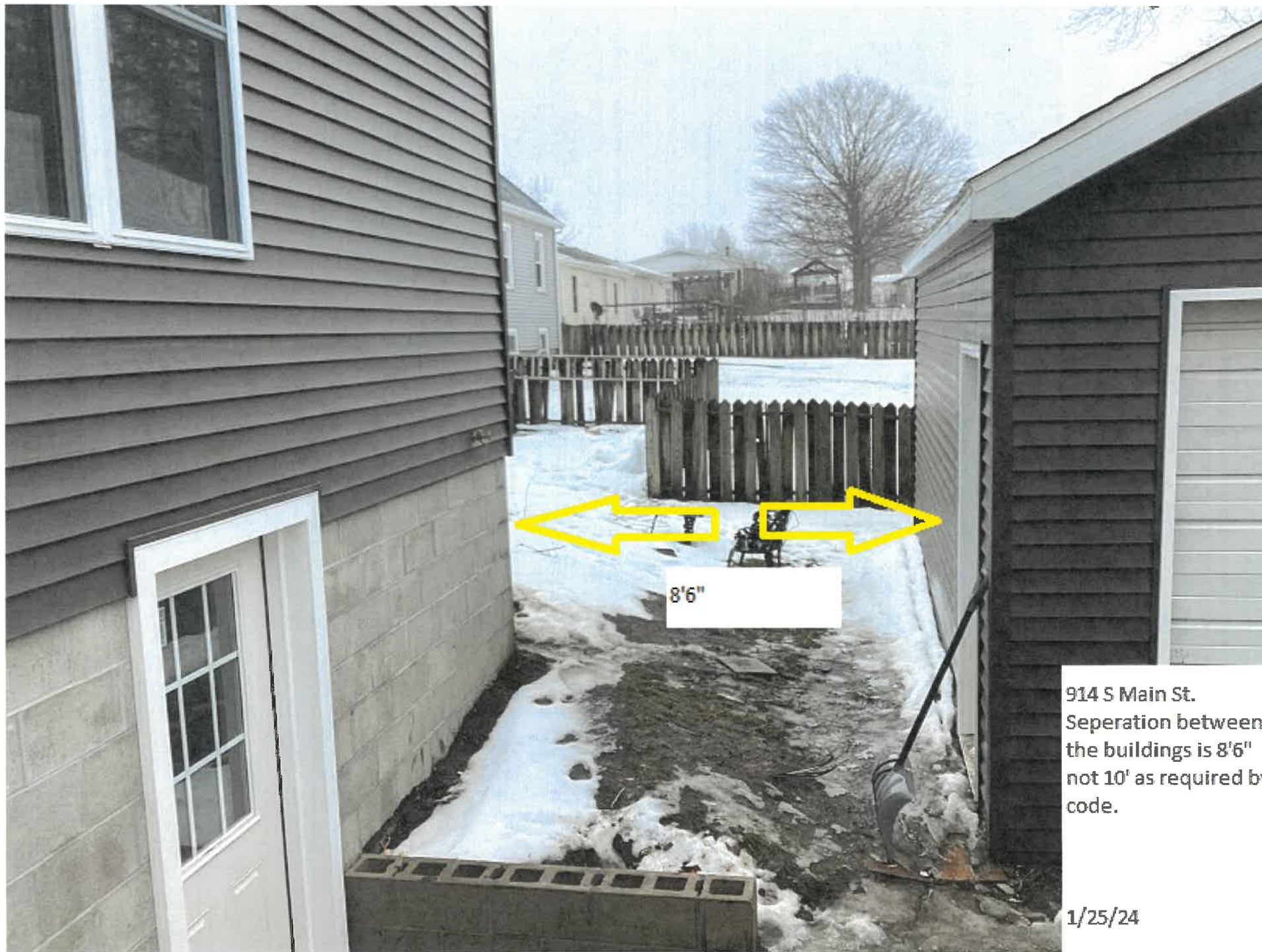
1/25/24



914 S. Main St.

Accessory building behind the primary structure. Room addition is at left.

1/25/24



914 S Main St.  
Seperation between  
the buildings is 8'6"  
not 10' as required by  
code.

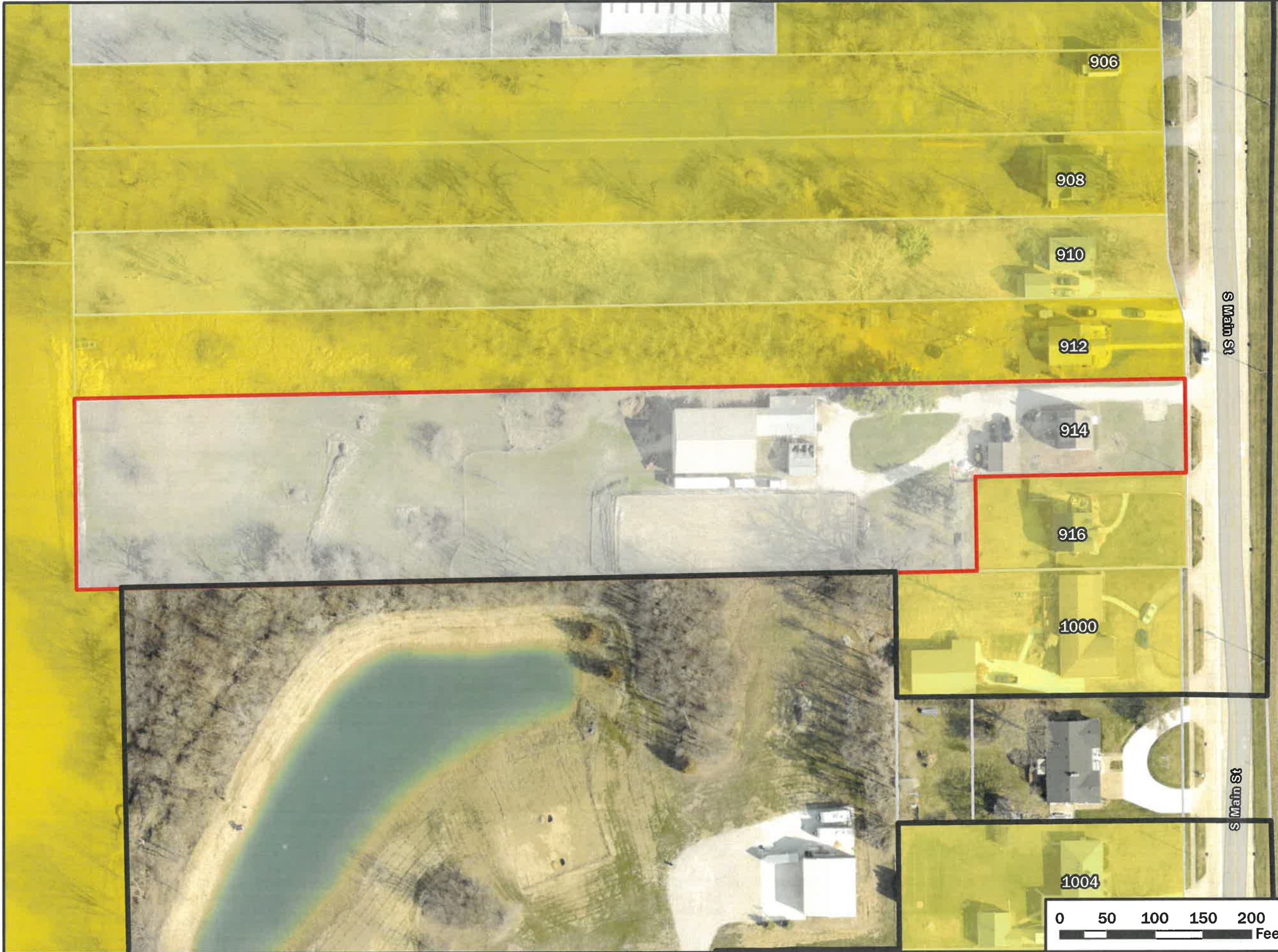
1/25/24





914 S Main St.  
Inside the accessory building.  
Firewall is not yet installed.  
Fire door has been installed.

1/25/24



# 914 South Main Street

PIN: 02-02-23-404-037

## Legend

- 914 S Main St
  - Parcels
  - City Boundary
- Zoning**
- AG-1
  - R-1A
  - R-1



Date: 1/31/2024

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





# 914 South Main Street

PIN: 02-02-23-404-037

## Legend

- 914 S Main St
- Parcels
- City Boundary



Date: 1/31/2024

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