

Everything You Need!

Phone 309-852-2611
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May 18, 2017

Honorable Mayor and City Council
Kewanee City Hall
401 E. Third Street
Kewanee, Illinois 61443-2365

RE: Report from Zoning Board of Appeals for May 17, 2017 Meeting.

The Zoning Board of Appeals convened at 7:00 p.m. on May 17, 2017 Kewanee City Hall, Council Chambers. ZBA members Peart and Dolieslager were absent. For business, there was one variance petition application upon which to conduct a public hearing.

Case Number 1:

613 East St. South, side yard setback for addition for a master bedroom.

Brian and Amanda Forrest applied for a building permit to construct a 16' by 32'6" addition to the South side of the existing house structure for a master bedroom.

The Subject Property:

Address: 613 East St. South.

Legal Description: Lt 14 East Lawn Sub Div of Lts 137, 138, 163 & 164 Original Town Wethersfield, City of Kewanee.

Location: Northwest corner of East St. South and Green St.

Zoning: R2 Single-Family Dwelling District.

Dimensions: 70 feet North to South by 115 feet East to West, 8,050 Sq Ft area.

Existing Buildings or Uses: One family dwelling with detached garage.

Existing Land Use Map: Low Density Residential.

Proposed Land Use Map: Low Density Residential.

The Surrounding Area:

Zoning District(s): Surrounding land is zoned R2 Single-Family Dwelling District to the North, South and West. The area across the street to the East is zoned R1 Single-Family Dwelling District.

Uses of Land:

The surrounding land contains single-family dwellings.

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Variance Requested:

A variance of 10 ½ feet (70%), to the South Street Yard setback for the proposed addition to allow a 4 ½ foot setback versus the 15 feet setback required by §155.061-(E)-(2)-(a), building setback in the Side Street Yard, required in an R-2 One Family Dwelling District on a reversed corner lot of the City Code.

Background Information:

Brian and Amanda Forrest contacted me and applied for a Building Permit to construct a 16 feet by 32 ½ feet addition to the South side of the existing house for a master bedroom. The existing house exists on a reversed corner lot having frontage on East St. South with the side yard to South laying adjacent to Green St. The Zoning code states:

§155.061-(E)-(2)-(a) On each lot upon which a dwelling is constructed, there shall be a side yard on each side equal to not less than 10% of the width of the lot, the combined total of the side yards on interior lots shall not be less than 15 feet. On corner lots there shall be maintained a side yard adjacent to the street which intersects the street upon which the building or structure maintains frontage, ***and in case of a reversed corner lot, there shall be maintained a setback from the side street of not less than 50% of the front yard required on the lots in the rear of such corner lots, but such setback need not exceed 15 feet.***

By allowing the addition, the existing 20 ½ feet side yard would be reduced to 4 ½ feet (please note, this is referencing to the property/Right Of Way line. Not to the edge of the street.)

According to the Henry County Assessor's Office, the existing house was built in 1907.

With consideration to the surrounding neighborhood, vision clearance at the intersection of East St. South & Green St. and after speaking with the City Manager about this petition, the City can see no adverse effect on anyone if the variance is granted and has no issues with the request.

The Public Hearing:

At 7:00 p.m. on May 17, 2017, the hearing on the variance request at 613 East Street South was held. **Brian & Amanda Forrest** of 613 East Street South, Kewanee, Illinois, were present to represent the petition for the variance request.

- Brian Forrest stated that their family is beginning to "get cramped" with the current space they have now.

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- Amanda Forrest stated that the current bedroom that is being used as the master right now is very small and makes it difficult for both of them to access the dresser and even get dressed in the same room.
- Board member Clark asked if there has been anyone approach the Forrests in opposition to the addition. Amanda stated that she has had nothing but support from their neighbors; however, none have shown at this meeting.
- Clark stated that he spoke to the resident to the West of 613 who rent from Forrests. The resident had no objections.
- Board member Thompson asked if there was a basement. Brian stated that it was just a small-unfinished basement that gets water from time to time.
- Thompson asked if there was any way that they could build on to the North side rather than the South side. Amanda stated that they have a deck on that side of the house and had concern with water and sewer on that side of the house. Brian stated that the layout of the house would make it difficult to add on to the North.
- Board member Bracket asked Director of Community Development Edwards if there would be a vision clearance problem at the intersection of Green St and East Street South if the variance were granted. Edwards stated that he asked Brian to place a stake in the ground to indicate the Southeast corner of the potential addition. Going off the placement of the stake, Edwards stated that he did not feel there would be a significant (if any) obstruction to vision at the intersection.

No others were present to speak in support of the variance petition.

No others were present to speak in opposition to the variance petition.

Recommendation:

After discussing the facts and testimony presented, the Zoning Board of Appeals recommends, based on the authority of §33.062 of the City Code, by a vote of five in favor of the application, none opposed to the application, two absent, that the City Council grant the variance petition as filed.

Specifically, the Zoning Board of Appeals recommends the City Council grant the following variance to Brian and Amanda Forrest for their property at 613 East Street South, as to the required South side street yard setback to allow the proposed addition to the existing house:

Variance Requested:

A variance of 10 ½ feet (70%), to the South Street Yard setback for the proposed addition to allow a 4 ½ foot setback versus the 15 feet setback required by §155.061-(E)-(2)-(a), building setback in the Side Street Yard, required in an R-2 One Family Dwelling District on a reversed corner lot of the City Code.



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There being no further business, the meeting adjourned at 7:15 p.m.

Respectfully yours,

A handwritten signature in black ink that reads "Martin Medley". To the right of the signature is a small, stylized mark that appears to be a set of initials or a flourish.

Martin Medley, Chairman