

*Everything You Need!*

Phone 309-852-2611  
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March 1, 2018

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

RE: Report from Zoning Board of Appeals for February 28, 2018 Meeting.

The Zoning Board of Appeals convened at 7:00 p.m. on February 28, 2018 Kewanee City Hall, Council Chambers. ZBA members Peart and Clark were absent. For business, there was one variance petition application upon which to conduct a public hearing.

**Case Number 1:**

**518 W. Mill St, Variance to allow construction of a 12' x 40' (480 square feet) light steel construction building upon a floating slab foundation.**

**The Subject Property:**

**Address:** 518 W. Mill St.

**Legal Description:** LOT 7 & W1/2 LOT 8 BLK 4 BLISH PLACE 2ND ADD VILLAGE OF WETHERSFIELD CITY OF KEWANEE, County of Henry, State of Illinois.

**Location:** Northeast corner of W Mill St & West St. South.

**Zoning:** R1 One-Family Dwelling District.

**Dimensions:** 175 feet North to South by 84 East to West, 14,700 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 R1 & R2 Single-Family Dwelling District.

**Uses of Land:**

The surrounding land contains single-family dwellings.

**Variance Requested:**

A variance to allow the construction of a 12 feet by 40 feet light steel construction building upon a floating slab foundation.

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Background Information:

On January 12, 2018 I sent a Dangerous Building Notice to George and Lois Gibson for a house and garage located at 518 W Mill St. Shortly after receiving the notice, the Gibsons contacted me at City Hall. The Gibsons were very cooperative and agreed that both the house and garage are in need of demolition. It should be noted that the house does not appear as needing demolition upon first glance; however, the interior has taken on severe water damage and is not cost effective to repair due to missing roofing material. The Gibsons have agreed to demolish the buildings but wish to install a new 12 feet by 40 feet (480 square feet) building prior to demolition. This would make the new building a lawful non-conforming use after the demolition of the existing house and garage.

It should also be noted that the reasoning for the size of the requested building is based on the size of the concrete slab to be used is pre-existing.

The City of Kewanee Building Regulations state that only buildings up to 720 square feet may be placed upon a floating slab providing that no dimension exceeds 30 feet:

*§ 150.017 AMENDMENTS; MODIFICATIONS.*

*(B) Depth of Footings for Accessory Buildings. Private, detached, one story accessory buildings and additions to the same, which serve a one or two family dwelling may be constructed on a concrete floating slab when the floor area does not exceed 720 square feet and no dimension exceeds 30 feet in length. For additions to existing accessory buildings, construction techniques shall be compatible with the existing structure. Concrete slabs shall be poured continuously with no cold joints. There shall be a perimeter of at least eight inches deep by eight inches wide. The perimeter will be reinforced with two number three ( inch) rods. The floor shall be a minimum of four inch thick concrete reinforced with a minimum of 21-pound, six-inch wire mesh. Concrete floating slabs will not be permitted where fill is in excess of 18 inches in depth.*

The spirit of city ordinance §150.017(B) is more of concern with the stress that would normally be placed on the slab foundation due to the weight generated from typical wood framing construction. With a building such as those sold at American Steel, the weight is of less concern. What is of concern is that the building needs to be properly anchored so that it does not become air born in the event of a high wind situation. It is my opinion that placement of this type of building upon a concrete slab with proper anchors is adequate and it is what American Steel recommends in the Q&A section of their website.

With consideration to the facts stated in this memo, the surrounding neighborhood, and after speaking with the City Manager about this petition, the City can see no adverse effect on anyone if the variance is granted to allow the construction of this building and has no issues with the request.

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**The Public Hearing:**

At 7:00 p.m. on February 28, 2018, the hearing on the variance request at 518 W. Mill St. was held. George and Lois Gibson Kewanee, Illinois, were present to represent the petition for the variance request.

- George Gibson Stated that he wants to demolish the existing house and garage on the property and cooperate with the Dangerous Building Notice that he received. He wishes to erect the 12' x 40' light steel construction building on the existing concrete slab first which would make the building lawful nonconforming and will give him the needed space to store his Model A, one other vehicle and some tools. He will then demolish the existing house and garage. Gibson stated he wants to landscape around the new building and try to beautify this corner property.

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 George and Lois Gibson for the property at 518 W Mill St., to allow a variance allowing the construction of a 12 feet by 40 feet light steel construction building upon a floating slab foundation.

**Variance Requested:**

A variance to allow the construction of a 12 feet by 40 feet light steel construction building upon a floating slab foundation.

There being no further business, the meeting adjourned at 7:19 p.m.

Respectfully yours,

*Martin Medley*

Martin Medley, Chairman

by:  


