

Everything You Need!

Phone 309-852-2611
Fax 309-856-6001

November 21, 2019

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

RE: Report from Zoning Board of Appeals for September 18, 2019 Meeting.

The Zoning Board of Appeals convened at 7:00 p.m. on November 20, 2019 Kewanee City Hall, Council Chambers. ZBA members Medley and Dolieslager. For business, there was one variance petitions application upon which to conduct a public hearing.

CASE ONE:

1008 Rockwell St., Request for a variance to the side yard and front yard setbacks in an R2 residential district.

The Subject Property:

Address: 1008 Rockwell St.

Legal Description: LOT 6 BLK 4 OAK VIEW ADD CITY OF KEWANEE, County of Henry, State of Illinois.

Location: 1000 Block of Rockwell Street on the North side of the street.

Zoning: R-2 One-Family Dwelling District.

Dimensions: 145 feet North to South by 56 feet East to West, 8,120 Sq. Ft area.

Existing Buildings or Uses: Single-family dwelling and 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 R-2 One-Family Dwelling District.

Uses of Land:

The surrounding land contains Single-Family dwellings to the North, South, East and West.

Variance Requested:

A variance of 6' to the required 6' side yard setback in an R2 residential district to allow for a 0' setback for a new carport to be constructed utilizing existing fence posts to support said carport.

AND

A variance of 8' to the required 30' front yard setback in an R2 residential district to allow for a 22' setback for a room addition, roof over deck and also the carport from the first variance request (carport to extend 8' past the front of the house.)

§ 155.061 R-2 ONE-FAMILY DWELLING DISTRICT, (E) Yard areas, (1) Front yard, (2) Side yard, of the City Code.

Background Information:

The applicant, Kelly Stillwell, and I have had conversations over the past several months concerning his visions for his property and have discussed the variance procedure in the past. Recently I met with Stillwell to start the variance procedure.

Stillwell wishes to construct a carport that will extend from 8 feet in front of his house and continue the full length of the house to the Northwest corner of the house. The carport will be attached to the house and be supported by posts in the fence line which is on the property line. The posts are set to a frost free depth of 42 inches. Stillwell also wishes to build a deck with a roof over it and an addition at the front (Southeast) corner of the house both of which, like the carport, will extend from the front of the house 8 feet towards the front property line.

Concerning the front yard variance, one can look at the houses in the neighborhood, especially to the East, and see that the 8 feet request, which will leave a 22 feet front yard, would not be out of character.

Concerning the side yard variance, one can also see several examples of zero or close to zero foot setbacks throughout the neighborhood as well.

Please see the attached site plan. The proposed carport, roof over deck and addition are marked in **RED**.

With consideration to the surrounding neighborhood characteristics 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 assuming there are no objectors.

The Public Hearing:

At 7:00 p.m. on November 20, 2019, the hearing on the variance requests at 1008 Rockwell St. was held. **Kelly Stillwell** of 1008 Rockwell St., Kewanee, Illinois, was present to represent the petition for the variance request.

- Edwards conducted the meeting in Medley's absence. Edwards read the variance requested and background information. The board was advised that the variance needs to have two votes, one for the side yard request and one for the front yard request.
- Thompson inquired about the posts to support the proposed carport and asked about the footing depth. Stillwell stated the posts footings are at 8 foot centers and 42" deep. Stillwell started a fence project originally and had planned ahead for the

proposed carport project and placed concrete pillar footings where the supports for the carport would be located.

- Edwards stated that he and Stillwell have had discussions over time concerning this project and the needed variance.
- Thompson inquired if there would be stipulations on the construction of the carport and the spacing of the posts. Edwards stated there really isn't any stipulations as this project, like any other will need to comply with the building code and the posts and headers will have to be appropriately sized.
- Bracket stated that by looking at the satellite photo, that many houses in the neighborhood are both closer to the front property line than Stillwell's. It was also brought up that numerous buildings in the neighborhood are also on the property lines or at the very least, very close to the side property lines.
- Thompson asked what the reason for the variance requests. Stillwell is wanting the carport to protect from the weather when getting in and out of vehicles as well as to assist with drainage. Stillwell stated that he will install guttering to direct the water away from his house as well as the neighbor's house. The room addition is to simply add extra living space as the house is rather small. The deck and roof over the deck is to tie it all together.

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 for both the side yard and the front yard variance requests.

Specifically, the Zoning Board of Appeals recommends the City Council grant the following variance to Kelly Stillwell for his property at 1008 Rockwell St., A variance of 6' to the required 6' side yard setback in an R2 residential district to allow for a 0' setback for a new carport to be constructed utilizing existing fence posts to support said carport.

AND

A variance of 8' to the required 30' front yard setback in an R2 residential district to allow for a 22' setback for a room addition, roof over deck and also the carport from the first variance request (carport to extend 8' past the front of the house.)

§ 155.061 R-2 ONE-FAMILY DWELLING DISTRICT, (E) Yard areas, (1) Front yard, (2) Side yard, of the City Code.

There being no further business, the meeting adjourned at 7:14 p.m.

Respectfully yours,

A handwritten signature in black ink that reads "Martin Medley". The letters are cursive and fluid.

Martin Medley, Chairman

A handwritten signature in black ink, possibly reading "By: [unclear]". It is written in a cursive style with a large, sweeping flourish at the end.

Zoning Board

Date

11/20/19

Attendance Side yard Front Yard

	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent
PEART Jeremy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BRACKETT Stephen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CLARK Richard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MEDLEY Martin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
THOMPSON Jerry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MCINTYRE David	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DOLIESLAGER Lance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5

DY ON-

DY ON