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March 19, 2020

MEMORANDUM

To: Zoning Board of Appeals Members  
From: Keith Edwards, Director of Community Development  
RE: Agenda for March 18, 2020 Meeting

Dear Board Member,

The Zoning Board of Appeals convened at 7:00 p.m. on March 18, 2020 in the Kewanee City Hall, Council Chambers. ZBA members Brackett, Clark and McIntire were absent. Medley was present via speaker phone. Social distancing was practiced and there was only one audience member present aside from the applicant for the variance.

For business, there was one variance petition application upon which to conduct a public hearing.

**Case Number 1:**

**224 E. Garfield St., Request for a front yard setback variance for construction of a new garage and porch addition to the front of the house.**

**The Subject Property:**

**Address:** 224 E. Garfield St.

**Legal Description:** E 80 OF W 165 LTS 9 & 10 E A BEADLES SUB OF LT 89 & 104 ORIG TOWN OF WETHERSFIELD CITY OF KEWANEE, County of Henry, State of Illinois.

**Location:** North side of the 200 block of East Garfield St near the center of the block.

**Zoning:** R2 One-Family Dwelling District.

**Dimensions:** 200 feet North to South by 200 East to West, 40000 Sq. Ft. area.

**Existing Buildings or Uses:** One-family dwelling & small yard shed.

**Existing Land Use Map:** Low Density Residential.

**Proposed Land Use Map:** Low Density Residential.

**The Surrounding Area:**

R2 One-Family Dwelling District on all sides.

**Uses of Land:**

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The surrounding land contains single-family dwellings.

**Variance Requested:**

A variance of 12 feet to the required 30 feet front yard setback resulting in an 18 feet front yard to allow for the construction of a new garage and a front porch addition.

**Background Information:**

On March 2, 2020, Dan Kuffel contacted me with building permit questions for a project he is getting ready to begin. Kuffel owns 222 & 224 E. Garfield St. He is going to demolish the house at 222 E. Garfield St and combine the two properties. After combining the properties, he will renovate the existing house at 224 E. Garfield St. Part of the renovation includes adding a larger front porch and building an attached two car garage off the West side of the house. The garage and porch additions will extend approximately 10 further into the front yard from the front of the existing house resulting in a front yard setback of 18 feet.

Keeping in mind the City Right of Way width is 99 feet in the 200 block of East Garfield St. The reduction of the front yard to 18 feet has minimal impact and will still be a considerable distance from the roadway.

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.

**The Public Hearing:**

At 7:00 p.m. on March 18, 2020, the hearing on the variance request at 224 E Garfield St. was held. Dan Kuffel of 215 E. Garfield St., Kewanee, Illinois, was present to represent the petition for the variance request.

- Edwards read the variance request out loud.
- Thompson commented that it appears to be quite a large project and asked if Kuffel is doing all the work himself? Kuffel replied he will be hiring contractors and will probably do a minor amount of finish work himself.
- Peart mentioned that the existing front porch is almost as far out from the front of the house as the requested variance.
- Thompson made a motion to approve the variance application. Peart made a second to approve.

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

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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 four in favor of the application, none opposed to the application, three 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 Dan & Brenda Kuffel for their property at 224 W. Garfield St., as to the allowed front yard setback in a residential district.

**Variance Requested:**

A variance of 12 feet to the required 30 feet front yard setback resulting in an 18 feet front yard to allow for the construction of a new garage and a front porch addition.

There being no further business, the meeting adjourned at 7:09 p.m.

Respectfully yours,





Martin Medley, Chairman

