

*Everything You Need!*

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July 26, 2018

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

RE: Report from Zoning Board of Appeals for July 25, 2018 Meeting.

The Zoning Board of Appeals convened at 7:00 p.m. on July 25, 2018 Kewanee City Hall, Council Chambers. ZBA members Thompson and Dolieslager were absent. For business, there was one variance petition application upon which to conduct a public hearing.

**Case Number 1:**

**311 Fifth Ave., Variance to allow construction of a 32' x 24' (768 square feet) by 25' tall two story garage.**

The Subject Property:

*Address:* 311 Fifth Ave.

*Legal Description:* S48 LOT 4 BEUSTERS SUB CITY OF KEWANEE, County of Henry, State of Illinois.

*Location:* Second house South of Rose St on the West side of Fifth Ave.

*Zoning:* R4 Two-Family Dwelling District.

*Dimensions:* 48 feet North to South by 119 East to West, 5,712 Sq Ft area.

*Existing Buildings or Uses:* One-family dwelling.

*Existing Land Use Map:* High Density Residential.

*Proposed Land Use Map:* High Density Residential.

**The Surrounding Area:**

R4 Two-Family Dwelling District on all sides except to the West is R2 Single-Family Dwelling District.

**Uses of Land:**

The surrounding land contains single-family dwellings.

**Variance Requested:**

A variance of 7 feet to the maximum allowable height of an accessory structure to allow the construction of a two-story garage with a height of 25 feet.

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Background Information:

On June 25, 2018, James Wiggin contacted me with questions about building a 32' x 24' two-story garage with a height of 25 feet. After calculating the lot coverage and finding that the garage would be in compliance with the 35% lot coverage requirement I advised Wiggin that the maximum height for accessory structures is 18 feet. Wiggin is wanting to build the garage with 10 feet high walls on the ground level floor and 8 feet high walls on the second floor. After constructing the roof on top of the exterior walls, the height of the structure would be 25 feet. Wiggin plans to use the second story of the garage as a hobby space for his model railroad.

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.

§ 155.106 LOCATION RESTRICTION.

(A) (1) An accessory building may not be located nearer to any interior lot line than that permitted for the main building, when any part of this accessory building is on line with the main building, if extended. However, when an accessory building is located in the rear yard, it may then be located within three feet of the interior lot line, but not nearer than five feet of the rear lot line.

(2) However when a substantial part of the wall of an accessory building is a part of the main building or where an accessory building is attached to the main building in a substantial manner as by a roof so as to be counted as part of the main building and said accessory building is located in the rear yard, it may then be located within three feet of the interior lot line, but not nearer than five feet of the rear lot line subject to divisions (B) and (C) of this section.

(B) An accessory building shall not be erected prior to the establishment or construction of the main building to which it is accessory.

(C) No accessory building shall be located on a reversed corner lot beyond the front yard required on the adjacent lot to the rear, nor be located nearer than five feet to the side lot line of the adjacent building on the lot to the rear.

(D) The height of an accessory building on a residential zoning lot, or serving a residential use, shall not exceed 18 feet, or the height of the principal building, whichever is less.

('71 Code, § 11-17-2) (Ord. 1413, passed 9-13-60; Am. Ord. 2224, passed 9-14-81; Am. Ord. 3297, passed 2-13-01) Penalty, see § 155.999

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**The Public Hearing:**

At 7:00 p.m. on July 25, 2018, the hearing on the variance request at 311 Fifth Ave. was held. **James Wiggin** of 311 Fifth Ave., Kewanee, Illinois, was present to represent the petition for the variance request.

- James Wiggin stated that he wants to build a two-story garage with full wall height on the second floor. The second floor will be a room for his model railroad hobby that he and his son enjoy 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.

Specifically, the Zoning Board of Appeals recommends the City Council grant the following variance to James Wiggin for his property at 311 Fifth Ave., as to the maximum height of an accessory structure in a residential district.

**Variance Requested:**

A variance of 7 feet to the maximum allowable height of an accessory structure to allow the construction of a two-story garage with a height of 25 feet.

There being no further business, the meeting adjourned at 7:06 p.m.

Respectfully yours,

*Martin Medley* By: 

Martin Medley, Chairman

