

Everything You Need!

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August 6, 2020

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

RE: Report from Zoning Board of Appeals for August 5, 2020 Meeting.

The Zoning Board of Appeals convened at 7:00 p.m. on August 5, 2020 at City Hall. ZBA members Clark, Thompson and Dolieslager were absent. For business, there was one variance petition application upon which to conduct a public hearing.

Case 1:

426 S Elm St., Request for a variance to the required side yard setback for an accessory structure in a residential district.

The Subject Property:

Address: 426 S. Elm St.

Legal Description: N77 LOT 12 CO CLERKS SUB OF REES ADD CITY OF KEWANEE, County of Henry, State of Illinois.

Location: East side of the 400 block of South Elm Street near the middle of the block.

Zoning: R-4 Two-Family Dwelling District.

Dimensions: 77 feet North to South by 198 feet East to West, 15246 Sq. Ft area.

Existing Buildings or Uses: Single-family dwelling and detached garage.

Existing Land Use Map: High Density Residential.

Proposed Land Use Map: High Density Residential.

The Surrounding Area:

Zoning District(s): Surrounding land is zoned R-4 Two-Family Dwelling District.

Uses of Land:

The surrounding land contains Single-Family dwellings.

Variance Requested:

A variance to of 7'6" to the required 7'6" side yard setback (10% of total lot width) to allow for the construction of a new garage. Section §155.063-(E)-(2)-(a) & §155.062-(E)-(2)-(a) of the City Code.

Background Information:

On July 13, 2020 I met with Wilke at the subject property to discuss the setback requirements for accessory structures. Wilke showed me the condition of the existing garage which is in need of demolition. Wilke wishes to have a new garage constructed which would be 24' in width. The problem being with the new garage is that the eave of the new garage would be even with the North side lot line (1 foot to the wall). The new garage is not able to be placed behind the house due to drainage issues including flood plain issues. With that being considered, the lot adjacent to and North of 426 S. Elm St. is not a buildable lot due to a drainage creek running through it and the flood plain. Wilke stated that she talked with the owner of this adjacent parcel and the owner doesn't have an issue with the potential zero setback for the new garage. I advised Wilke to either have the owner of the property attend the Zoning Board meeting or bring a notarized statement from the property owner to the meeting.

Wilke was advised of the variance process and filed the appropriate paperwork to file for a variance.

The Public Hearing:

At 7:00 p.m. on August 5, 2020 the hearing on the variance request at 426 S Elm St. was held. **Kellie Wilke** of 426 S. Elm St., Kewanee, Illinois, was present to represent the petition for the variance request.

- Edwards read the petition out loud to the board members.
- Ensley stated that he made contact with the resident/owner to the North of the subject property. They told Ensley they would not contest the variance request and do not have an issue with the request.
- Ensley also noted that the existing garage, that is in poor condition, is also not really big enough for one car and a new garage will help the neighborhood look better.
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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 four in favor, none opposed, three absent, that the City Council approve the variance petition as filed.

Specifically, the Zoning Board of Appeals recommends the City Council approves the following variance to Kellie Wilke for her property at 426 S. Elm St., A variance to of 7'6" to the required 7'6" side yard setback (10% of total lot width) to allow for the construction of a new garage. Section §155.063-(E)-(2)-(a) & §155.062-(E)-(2)-(a) of the City Code.

There being no further business, the meeting adjourned at 7:12 p.m.

Respectfully yours,

By: 

Jerry Thompson, Chairman

Zoning Board

Date

8/5/2020

Attendance

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