

*Everything You Need!*

Phone 309-852-2611, Ext. 222  
Fax 309-856-6001

February 17, 2022

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

RE: Report from Zoning Board of Appeals for February 16, 2022, meeting.

The Zoning Board of Appeals convened at 5:00 p.m. on February 16, 2022, in the Council Chambers at Kewanee City Hall. ZBA members Brackett and Martinez were absent. For business, there was one variance petition application upon which to conduct a public hearing.

**CASE ONE:**

**236 E. McClure St., A variance of 24 feet to the required 30 feet front yard setback required in a R-1 One-Family Dwelling District to allow for the construction of an addition to the East side of the existing house.**

**Background Information:**

Jake and Kelly Verscha contacted me about a building permit for an addition to the East side of their house. The proposed addition would include a kitchen, family room, master bedroom, bathroom, and an attached garage. In order to build the addition the way they would like, the garage would extend South from the front of the existing house towards the street 24 feet. The existing house is setback 30 feet from the front property line which would make the front of the proposed garage setback 6 feet from the front property line.

**The Subject Property:**

*Address:* 236 E. McClure St.

*Legal Description:* LTS 5 & 6 WILLIAMS SUB OF LT 80 ORIG TOWN OF WETHERSFIELD CITY OF KEWANEE, County of Henry, State of Illinois.

*Location:* 200 Block of E. McClure St. on the North side of the street.

*Zoning:* R-1 One-Family Dwelling District.

*Dimensions:* 150 feet North to South by 100 feet East to West., 15,000 Sq Ft area.

*Existing Buildings or Uses:* Single family dwelling with attached one car garage.

*Existing Land Use Map:* Low Density Residential.

*Proposed Land Use Map:* Low Density Residential.

*Everything You Need!*

Phone 309-852-2611, Ext. 222

Fax 309-856-6001

The Surrounding Area:

*Zoning District(s):* Surrounding land is zoned R-1 and R-2 One-Family Dwelling District in all directions with exception to a set of apartments to the South which is zoned R-5 Multiple Family Dwelling District.

Uses of Land:

The surrounding land contains single-family dwellings. There is a set of apartments to the South and a lawful nonconforming business property on the property adjacent to the West side of the subject property.

Variance Requested:

A variance of 24 feet to the required 30 feet front yard setback required in a R-1 One-Family Dwelling District to allow for the construction of an addition to the East side of the existing house.

Additional Information:

I would like to remind the Board that the setback is from the property line and NOT the road. The right of way for this address is 99 feet wide which places the front property line nearly 32 feet from the roadway. With this in consideration, if the Board were to grant the variance as applied for, the new garage would be approximately 38 feet from the roadway.

The house located East and adjacent to the subject property has a front yard facing Dwight St. The side yard setback of this house is set almost on the McClure St. side lot line placing it closer to McClure St. than the Verscha's proposed addition.

The City has no argument against the variance being granted.

The Public Hearing:

At 5:00 p.m. February 16, 2022, the hearing on the variance request at 236 E. McClure St. was held. Jake and Kelly Verscha were present to represent the petition.

- Edwards read the background information to the Zoning Board.

*Everything You Need!*

Phone 309-852-2611, Ext. 222

Fax 309-856-6001

- Jake Verscha stated he will place a new driveway to the new garage and the entire addition will be approximately 15 feet from the East (side) lot line.
- McIntire verified that the addition will be in compliance with the side yard set back.
- Ensley asked if Verscha has had the lot surveyed. Verscha stated he has not. Ensley expressed concern over the sidewalk that is in front of the property. Verscha stated it's the only sidewalk on that side of the block. Edwards stated it is unknown if the sidewalk is on the city right of way or if it is a private sidewalk. Edwards said he would be able to verify the status of the sidewalk when the setback inspection is performed, assuming the variance is approved.
- McIntire asked if the 99 feet wide right of way is normal. Edwards stated that the Wethersfield side of town is pretty much the only area where there are right of ways that wide.
- Ensley inquired if the addition would be compliant with the maximum lot coverage allowed. Edwards stated the addition would be compliant with the 35% allowable lot coverage.
- Peart stated he doesn't have a problem with the request.
- Kuffel stated she Doesn't have a problem with the request.
- Thompson stated he doesn't have a problem with the request.
- Ensley stated concern that if the variance is granted, are we setting a precedent for future similar requests. Edwards stated that a precedent is not being set. Each variance request is a separate case, has its own unique circumstances and each request should be reviewed on the facts of its own case. Every neighborhood is different and decisions must be made based on the neighborhood characteristics. This is why the variance process exists.
- Thompson agreed with Edwards and added that variances are also granted based on hardship. In this case the Verschas have outgrown there existing house.
- Kelly Verscha added that the housing market doesn't have anything available that would fit their needs and budget.

**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 4 in favor of the application, one opposed, 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 Jake and Kelly Verscha at 236 E. McClure St.

*Everything You Need!*

Phone 309-852-2611, Ext. 222

Fax 309-856-6001

**Variance to be recommended to the City Council:**

A variance of 24 feet to the required 30 feet front yard setback required in a R-1 One-Family Dwelling District to allow for the construction of an addition to the East side of the existing house.

There being no further business, the meeting adjourned at 5:15 p.m.

Respectfully yours,



Jerry Thompson, Chairman

