

*Everything You Need!*

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Fax 309-856-6001

October 20, 2022

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

RE: Report from Zoning Board of Appeals for October 19, 2022, meeting.

The Zoning Board of Appeals convened at 5:00 p.m. October 19, 2022, in the Council Chambers at Kewanee City Hall. ZBA member Martinez was absent. For business, there was one variance petition application upon which to conduct a public hearing.

**CASE ONE:**

**550 Whitney Ave., A variance of 8% (772 Sq Ft) to the allowable lot coverage and 12 feet to the required rear yard setback in a R1 one-family dwelling district to allow for an addition to the existing house and garage.**

**Background Information:**

Chad & Penny Williams met with me at City Hall to discuss their plans for a large addition to their existing house and garage. Their plans include attaching the existing garage to the house which will require footings to be placed under the slab foundation and under pinning the footings to the slab. Chad and Penny agreed to this and were already aware of that requirement.

Besides attaching the existing garage to the house, their plans include adding an additional 24' x 24' addition to the East of the existing garage which will put the structure 18' off the rear (East) lot line. This puts the structure 12' too close to the lot line without a variance.

The other part of their plan includes adding additional living space to the existing house which will put them over the maximum lot coverage of 35%. A variance of an additional 8% (for a total of 43%, an additional 772 square feet) is requested.

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Lot size:	66' x 150'	9900 sq. ft.
Permitted lot coverage 35%:		3465 sq. ft.
Current buildings coverage 23%:	House	1700 sq. ft.
	Garage	576 sq. ft.
	Total	2276 sq. ft.
Lot coverage with proposed additions 43%:		4237 sq. ft.

Please see the attached satellite photo and drawings for visual representation of the proposed additions.

If the variances are approved, all work will be inspected to ensure compliance with all adopted building codes.

**The Subject Property:**

*Address:* 550 Whitney Ave.

*Legal Description:* LT 11 BLK 1 CRABTREES SUB VILLAGE OF WETHERSFIELD CITY OF KEWANEE, County of Henry, State of Illinois.

*Location:* Northeast corner of Whitney Ave. and W. College St.

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

*Dimensions:* 66 feet North to South by 150 feet East to West, 9,900 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-1 One-Family Dwelling District.

**Uses of Land:**

The surrounding land contains single-family dwellings.

**Variance Requested:**

A variance of 8% (772 Sq Ft) to the allowable lot coverage and 12 feet to the required rear yard setback in an R1 one-family dwelling district to allow for an addition to the existing house and garage.

The city has no objection to the variance request.

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**The Public Hearing:**

At 5:00 p.m. October 19, 2022, the hearing on the variance request at 550 Whitney Ave. was held. Chad and Penny Williams were present to represent the petition.

- Edwards read the background information to the Zoning Board.
- Edwards said that ZBA Member Kuffel contacted him a few weeks ago concerning an alley that possibly runs through the middle of the block to the North and South. Edwards did some research on the possible alley and discovered there has never been an alley; however, there does exist a utility easement, for sewer, which extends 5 feet into the Williams' yard. This 5 feet of easement would be 13 feet off the proposed garage addition. Edwards consulted Public Works Manager Kevin Newton. Newton stated that he has no issues with the proposed variance.
- Edwards reminded the board that the Williams' have requested two variances, one for the setback and the other for lot coverage. So there will need to be two separate motions etc.
- Chad Williams addressed the board. Williams stated they need the extra garage space for extra room for his tools. He also stated that the current house is just too small when they have family gatherings, and they also want to increase the size of the kitchen. They also like the neighborhood and do not want to relocate.
- Board member Brackett made mention that he had relation that lived there in the past and agreed that the existing kitchen is small.
- Board members Ensley, Kuffel and Thompson stated they spoke with some of the neighbors and heard no opposition.
- Denise Marsh who lives one house North of the Williams addressed the board. She stated she wanted to make sure that the Williams were not encroaching upon her property. Marsh was assured that the variance requested will not go North any closer than they are right now.

**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 6 in favor of the application, none opposed and one absent, that the City Council grant the variance petition for 8% (772 Sq Ft) to the allowable lot coverage allowing for total lot coverage of 43%.

Additionally, the Zoning Board of Appeals recommends, by a vote of 6 in favor of the application, none opposed and one absent, that the City Council grant the variance petition for 12 feet to the required rear yard setback in an R1 one-family dwelling district to allow an 18 feet rear yard setback for an addition to the existing house and garage.



Community Development Department  
401 E Third St  
Kewanee, IL. 61443

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There being no further business, the meeting adjourned at 5:17 p.m.

Respectfully yours,

A handwritten signature in cursive script that reads "Jerry Thompson".

A handwritten signature in cursive script, appearing to be "By: [unclear]".

Jerry Thompson, Chairman

Zoning Board

Date 10/19/2022

Attendance Set Back Coverage

PEART Jeremy 10/19/22	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no
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KUFFEL Brenda 9/30/22	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no
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MCINTYRE David 10/14/22	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> abstain <input type="checkbox"/> no
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