

Everything You Need!

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February 21, 2019

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

RE: Report from Zoning Board of Appeals for February 20, 2019 Meeting.

The Zoning Board of Appeals convened at 7:00 p.m. on February 20, 2019 Kewanee City Hall, Council Chambers. ZBA members Brackett, Clark and Dolieslager were absent. For business, there was one variance petition application upon which to conduct a public hearing.

Case Number 1:

214 Regina Ct., front yard setback for additional rear yard space for in-ground pool and entertainment space.

The Subject Property:

Address: 214 Regina Ct.

Legal Description: LOT 12 BLK 3 MILL CREEK STATION SUB OF W NE SEC 3 T14N R5E LANDS INCORP (TIF), City of Kewanee, County of Henry, State of Illinois.

Location: East side of the cul-de-sac at the South end of Regina Ct. South of East Mill St. / Mill Creek.

Zoning: R5 Multiple-Family Dwelling District.

Dimensions: 72.4 feet North to South by 118.58 feet East to West at the South lot line and 99.48 feet East to West at the North lot line, 8,276.4 Sq Ft area.

Existing Buildings or Uses: Empty residential lot.

Existing Land Use Map: Low Density Residential.

Proposed Land Use Map: Low Density Residential.

The Surrounding Area:

Zoning District(s): Surrounding land is zoned R5 Multiple-Family Dwelling District to the North and South. The area to the Southwest is zoned R-1 Single-Family Dwelling District.

Uses of Land:

The surrounding land contains Single-Family dwellings with Zion Lutheran Church further to the South.

Variance Requested:

A variance of 10 feet (50%), to the West front yard setback for the proposed construction of a Single-Family Dwelling to allow a 10 feet setback versus the 20 feet setback required by §155.064-(D)-(1), building setback in the Front Yard, required in an R-5 Multiple-Family Dwelling District of the City Code.

Background Information:

Lisa Rashid came to my office to discuss placement of a new single family dwelling on the parcel at 214 Regina Ct., which she had recently purchased. Rashid brought with her the proposed plans (included with this memo) which show the proposed house along with an in-ground pool. With concerns to the backyard space and the in-ground pool, Rashid is worried that the backyard will be cramped for space and wanted to know if there was a way to improve the backyard space. We discussed the variance process and it was decided that an extra 10 feet of backyard space would give Rashid the space she would like.

With concern to the in-ground swimming pool. The City Ordinance requires the pool to be a minimum of 8 feet from any structure and a minimum of 5 feet from the rear lot line.

The parcel exists in the cul-de-sac of Regina Ct. The existing house to the South of Rashid's parcel at 220 Regina Ct. and the existing house to the North at 202 Regina Ct. both appear to be closer the front yard setback required by code. The Zoning code states:

§155.064-(D)-(1) Front yard. There shall be a front yard of not less than 20 feet.

By allowing the requested variance, the required 20 feet front yard would be reduced to 10 feet (please note, this is referencing to the property/Right Of Way line. Not to the edge of the street.)

With consideration to 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 and has no issues with the request. The City believes that the variance would not be out of character with the surrounding neighborhood.

The Public Hearing:

At 7:00 p.m. on February 21, 2019, the hearing on the variance request at 214 Regina Ct. was held. Lisa Rashid of 534 McClure St., Kewanee, Illinois, was present to represent the petition for the variance request.

- Lisa Rashid stated that she purchased the parcel at 214 Regina Ct and has the plans started to build her new house. The plans include the installation of an in-ground swimming pool. Lisa would like to move the house towards the West 10 feet, resulting in a 10 feet setback, in order to allow more entertainment space in the backyard around the pool.

- Edwards pointed out that the dwelling to the South of Rashid's parcel also appears to have a minimal front yard setback.

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 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 Lisa Rashid for her property at 214 Regina Ct., as to the 10 feet front yard setback.

Variance Requested:

A variance of 10 feet (50%), to the West front yard setback for the proposed construction of a Single-Family Dwelling to allow a 10 feet setback versus the 20 feet setback required by code.

There being no further business, the meeting adjourned at 7:08 p.m.

Respectfully yours,

 by: 

Martin Medley, Chairman

Attendance

PEART Jeremy	yes abstain	no	absent	yes	abstain	no	absent	yes	abstain	no	absent	yes	abstain	no	absent	
BRACKETT Stephen	X yes	abstain	no	absent	yes	abstain	no	absent	yes	abstain	no	absent	yes	abstain	no	absent
CLARK Richard	X yes	abstain	no	absent	yes	abstain	no	absent	yes	abstain	no	absent	yes	abstain	no	absent
MEDLEY Martin	yes abstain	no	absent	yes	abstain	no	absent	yes	abstain	no	absent	yes	abstain	no	absent	
THOMPSON Jerry	yes abstain	no	absent	yes	abstain	no	absent	yes	abstain	no	absent	yes	abstain	no	absent	
MCINTYRE David	yes abstain	no	absent	yes	abstain	no	absent	yes	abstain	no	absent	yes	abstain	no	absent	
DOLIESLAGER Lance	X yes	abstain	no	absent	yes	abstain	no	absent	yes	abstain	no	absent	yes	abstain	no	absent
	yes	abstain	no	absent	yes	abstain	no	absent	yes	abstain	no	absent	yes	abstain	no	absent