

Everything You Need!

Phone 309-852-2611
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December 21, 2017

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

RE: Report from Zoning Board of Appeals for December 20, 2017 Meeting.

The Zoning Board of Appeals convened at 7:00 p.m. on December 20, 2017 Kewanee City Hall, Council Chambers. ZBA members Clark and McIntyre were absent. For business, there was one variance petition application upon which to conduct a public hearing.

Case Number 1:

1009 N. Burr St, front yard setback for addition for an attached garage.

Kalvin and Diane Peart applied for a building permit to construct a 24' by 28' addition to the East side of the existing house structure for an attached garage.

The Subject Property:

Address: 1009 N Burr St.

Legal Description: North 90 feet of the East 95 feet of Lots 3 & 4 in Block 1 of Buena Vista Sub Division, City of Kewanee, County of Henry, State of Illinois.

Location: West side of the dead end of the 1000 block of N Burr St.

Zoning: R2 Single-Family Dwelling District.

Dimensions: 90 feet North to South by 95 feet East to West, 8,550 Sq Ft area.

Existing Buildings or Uses: One family dwelling.

Existing Land Use Map: Low Density Residential.

Proposed Land Use Map: Low Density Residential.

The Surrounding Area:

Zoning District(s): Surrounding land is zoned R2 Single-Family Dwelling District to the South and East. The area West is zoned B-3 Business Service & Wholesale District.

Uses of Land:

The surrounding land contains a Park to the North, single-family dwellings to the East, public school to the Southeast, parking lot to the South and a vacant church to the West that is currently for sale.

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Variance Requested:

A variance of 27 feet (90%), to the East side street yard setback for the proposed addition to allow a 3 foot setback versus the 30 feet setback required by §155.060-(E)-(1), building setback in the Front Yard, required in an R-2 One Family Dwelling District of the City Code.

Background Information:

Kalvin and Diane Peart contacted me in reference to their potential purchase of the house at 1009 N Burr St. They inquired about constructing a new garage in the East (front) yard of the property. The garage would be 24 feet by 28 feet and would be attached to the existing house. It should be noted that the church property has just recently been subdivided. The parcel where the house exists does not include the garage to the West of the house nor does it include any area of the parking lot area or easement for use of the same. With this in consideration, the only available space for a garage to be constructed and to be able to have driveway access would be the East yard of the house.

The Zoning Variance Petition has the Pearts signatures as well as a signature from a trustee of the church serving as an affidavit for the Pearts to seek this variance.

The existing house exists at the dead end of the 1000 block of N Burr St on the West side of the street and has frontage on N Burr St. The Zoning code states:

§155.060-(E)-(1) Front yard. Each lot upon which a dwelling or permitted nonresidential use is constructed shall have a front yard of not less than 30 feet. Where lots comprising 40% or more of the frontage between two intersecting streets are developed with buildings having front yards with a variation of more than 15 feet in depth, the average of such front yards shall establish the minimum front yard depth for the entire frontage. In no case shall a front yard of more than 40 feet be required.

By allowing the addition, the existing 30 feet front yard would be reduced to 3 feet (please note, this is referencing to the property/Right Of Way line. Not to the edge of the street.)

The Henry County Assessor's Office does not have record of when the house was built.

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.

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The Public Hearing:

At 7:00 p.m. on December 20, 2017, the hearing on the variance request at 1009 N Burr St. was held. **Kalvin and Diane Peart** of 328 E Prospect St., Kewanee, Illinois, were present to represent the petition for the variance request.

- Calvin Peart stated that this is the only available location to place a garage on the property.
- Calvin also stated that the garage door will face the East.
- There was question concerning snow removal by one of the ZBA members, City Manager Gary Bradley stated he did not see an issue with the snow removal for the City.

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, ZBA member Peart abstained from the vote, two absent, that the City Council grant the variance petition as filed.

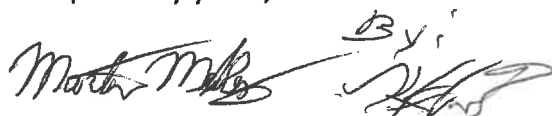
Specifically, the Zoning Board of Appeals recommends the City Council grant the following variance Calvin and Diane Peart for their property at 1009 N Burr St., as to the required East front yard setback to allow the proposed attached garage addition to the existing house:

Variance Requested:

A variance of 27 feet (90%), to the East side street yard setback for the proposed addition to allow a 3 foot setback versus the 30 feet setback required by §155.060-(E)-(1), building setback in the Front Yard, required in an R-2 One Family Dwelling District of the City Code.

There being no further business, the meeting adjourned at 7:15 p.m.

Respectfully yours,

The image shows a handwritten signature in black ink. The signature is written in a cursive style and appears to read "Martin Medley". There is a small "By:" written above the signature.

Martin Medley, Chairman

Zoning Board

Date

12/20/17

Attendance

PEART Jeremy	X	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	A	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
MEDLEY Martin	X	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
THOMPSON Jerry	X	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
MCINTYRE David	A	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
		yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent

7:00

7:20 A