

Zoning Board of Appeals

Re: Request for Approval of Detached Garage at 117 Country Court, Knoxville

Dear Members of the Zoning Board of Appeals,

We respectfully request your approval for the construction of a detached garage on our property located at 117 Country Court, Knoxville. The property consists of three lots and one additional parcel that bisects a lake on the southern side. Only one of these lots is currently developed with our primary residence, which is the sole residence on Country Court.

The proposed garage will be situated in the middle lot and positioned roughly 60 feet from the road, in full compliance with any requirements from JULIE utility-locating services, our architect, or applicable zoning regulations. The terrain slopes downward to the south, with the rear of the garage estimated to be approximately 36 inches lower than the entrance area. This natural grade will cause the structure to appear lower and less prominent when viewed from the street.

The building will measure 62 feet by 40 feet. An 8-foot-wide concrete walk-around porch will be constructed at the south and southwest corners. The interior is designed exclusively for sporting and recreational activities and will not serve as living space; only the exterior walls will be finished. The structure will include electrical service but no plumbing. The front façade will be finished with custom stone masonry to match the architectural style and design of our primary residence.

The proposed location is situated well away from all property lines and utilities.

We appreciate your consideration of this request and stand ready to provide any additional plans, drawings, or information that may be required. Thank you for your time and attention to this matter.

Sincerely,

Tom Jamie Dunker

117 Country Court

Knoxville, IL 61448

309-368-8774

City of Knoxville

33 North Side Public Square
Knoxville, Illinois 61448

APPLICATION FOR ZONING LOT VARIANCE

I/We Tom James Dunker
who reside at 117 Country Ct Knoxville Ill

hereby apply for a zoning lot variance in order to treat two or more adjoining lots as a single parcel for the purpose of constructing an accessory use building on the lot adjoining the existing residence.

I/We request that the 1033276037
1033276038 lots which are located at 117 Country Ct Knoxville Ill 61448

be considered in this application.


I/We own both/all these lots.

ATTACHED ARE:

1. Copies of the legal deeds for these lots which show that they are recorded in Knox County, and
2. A scale drawing showing the lots plus all existing and proposed structures on those lots.

I/We certify that upon approval of this application that I/We will execute the quit claim deed as provided by the City of Knoxville which will prevent me from selling either lot separately unless the City of Knoxville council approves such sale.

Signed:



Date:

3-26-26

\$25

CITY OF KNOXVILLE
APPLICATION FOR ZONING VARIANCE/AMENDMENT
OR Special Use

RECEIVED

MAR 20 2026

CITY OF KNOXVILLE

1. Name, address, telephone number of:

- a. Owner(s) Tom Jamie Dunker
117 Country Ct
309-368-8774
thomas.dunker@lpL.com
- b. Developer(s) Conny Foot -
- c. Surveyor(s)

2. Proposed name of subdivision

Whispering Oaks

3. Location of land by township, section, town and range or by other legal description:

Knoxville,

4. List any desired variations from zoning or subdivision ordinances:

Size
Larger than 1,000

5. If required, will you donate land or cash in lieu of land for parks and schools (check one)

Land _____

Cash _____

CITY OF KNOXVILLE

33 N. Public Square, Knoxville, IL 61448

Ph. 309-289-2814 Fax 309-289-8825

email: tuthillm@kville.org

Building Administrator – Trevor Myers 309-351-3794

BUILDING PERMIT APPLICATION

(Residential, Commercial, Warehouse, Garage, Shed, Deck, Ramp, Pool, Fence, Solar)

PERMIT NO. _____ Permit Fee _____

Date 3-20-26 Phone Number 309-368-8774

Applicant Name Thomas Dunker

Contractors License _____

Project Type Garage No. Stories 1

Number of Dwelling Units 0 Estimated Cost \$ 135,000

Project Location Parcel 1033276038 Zoning District _____

Between (streets) Dead end Road and no City Line to South

Subdivision Whispering Oaks Lot 9 Block _____ Lot Size 1.3 acres

Project is to be 40 ft. wide by 62 ft. long by wall 18 ft. / in. in height and shall conform to construction type stone, steel, wood area/volume 2480

Basement walls or foundation type none

Basement, Crawl Space or Slab? none Slab Number of Bedrooms 0

Number of Bathrooms 0 Fire Place yes / no

Any new construction or addition requires hard-wired smoke detectors.

New construction or addition will also require site plans, foundation plans and framing details.

Remarks: _____

OWNER: _____

Address: _____

Issued By: _____

This permit conveys no right to occupy any street, alley or sidewalk or any part thereof, either temporarily or permanently. Any encroachment on public property must be approved by the appropriate City Department Superintendent. Information regarding the depth and location of public sewers or water mains may be obtained from the Water Department Superintendent. The issuance of this permit does not release the applicant from the condition of any applicable subdivision restrictions.

WORK SHALL NOT PROCEED UNTIL THE BUILDING ADMINISTRATOR HAS APPROVED THE VARIOUS STAGES OF THE CONSTRUCTION

Permit will become null and void if building construction is not started within six (6) months or exterior is not completed within twelve (12) months of the date the permit is issued as noted above. Inspections can be arranged by telephone to the above-named Building Administrator.



All 3 lots are taxed as 1

