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October 22, 2020

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

RE: Report from Zoning Board of Appeals for October 21, 2020 Meeting.

The Zoning Board of Appeals convened at 7:00 p.m. on October 21, 2020 via ZOOM Meetings. ZBA members Clark and Dolieslager were absent. For business, there were five variance petition applications upon which to conduct a public hearing.

**Background Information:**

Kewanee CUSD #229 Superintendent, Dr. Chris Sullens, contacted me to inquire about placing LED signs at each of the schools within the Kewanee School District. He was advised of the need for a variance to the zoning code and filled out the variance petitions for each location.

**CASE ONE:**

**920 N. Burr St., Lyle School, Variance to allow the placement of an LED/flashing sign in an R-2 One-Family Dwelling District.**

The Subject Property:

*Address:* 920 N. Burr St.

*Legal Description:* LTS 1,2,3,10,11 & 12 BLK 3 W H LYLES 3RD ADD CITY OF KEWANEE 87-37-178, County of Henry, State of Illinois.

*Location:* Southeast corner of N. Burr St. and E 10<sup>th</sup> St.

*Zoning:* R-2 One-Family Dwelling District.

*Dimensions:* 180 feet North to South by 338 feet East to West., 60,840 Sq Ft area.

*Existing Buildings or Uses:* Elementary School.

*Existing Land Use Map:* Institutional surrounded by Low Density Residential.

*Proposed Land Use Map:* Institutional surrounded by Low Density Residential.

**The Surrounding Area:**

*Zoning District(s):* Surrounding land is zoned R-2 One-Family Dwelling District with B-3 Business Service & Wholesale District diagonally to the Northwest.

### Uses of Land:

The surrounding land contains single-family dwellings, Kewanee Physical Rehab & Rehab Specialists and The Lot baseball facility to the Northwest.

### Variance Requested:

A variance to allow the placement of an LED/flashing sign to be constructed/replace the existing illuminated sign in an R-2 One-Family Dwelling District.

### The Public Hearing:

At 7:00 p.m. on October 21, 2020 the hearing on the variance request at 920 N. Burr St. was held. **Dr. Chris Sullens, Superintendent of Kewanee CUSD #229**, was present to represent the petition for the variance request.

- Edwards read the petition out loud to the board members.
- Edwards reminded the board of a variance and stipulation that was passed November 13, 2017 for St. Peter's Church. The stipulation stated: St. Peter's Church agrees to adjust the sign operation accordingly should the City receive any complaints from the residents having direct view or are effected by the illumination of the sign. This includes adjusting the brightness, timing of messages and shutting the sign off after a requested time at night.
- Ensley stated that he walked around the schools to speak with the residents to see if there were any objectors. He said he heard no issues from the residents near any of the schools except for Lyle School. The main complaint/concern is if the sign is placed on the building and faces North that the light would be shining straight towards the houses across the street which are fairly close to the school. It was suggested to turn the sign such that the sign faces East and West and to dim the sign. It was agreed that this would be agreeable.
- Thompson asked if there was anyone in the audience in opposition to the petition. Jeff Rist was present and speaking on behalf of his mother who lives across the street from Central School. Rist stated that his mother has concerns of the proposed sign being too bright and flashing late at night.
- There being no others to speak in opposition of the variance petition, Thompson asked if Dr. Sullens would like to speak about the variance request.
- Sullens stated that he was already planning on mounting the sign at Lyle such that the faces of the sign would face East and West. Sullens also emphasized that the school district wants to be good neighbors and has no problem with adjusting the brightness of the signs, rate of message changes and/or shutting them off later at night as needed to keep all the residents happy.
- Sullens stated that the old signage at the schools can be difficult at times, especially in the winter, to change the message. With the new technology of LED signs, each school can change the message on each sign easily regardless of the weather.
- Brackett asked Sullens if each individual school will control their own sign or if they will all be controlled from the office on North Main Street. Sullens said each

individual school will control their own sign; however, the I.T. department at the high school will have the ability to control all of the signs if needed.

- Peart agreed with what was stated about the sign at Lyle and that turning it to face East and West should solve the problem.
- McIntyre requested Edwards to read the Stipulation placed on the St. Peters Church sign once again.
- Sullens asked, with concern to shutting the sign off at night, if that is concerning just the LED message part of the sign and if the school name/designation part of the sign would be allowed to stay on. The Zoning Board agreed.

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 five in favor, none 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 variances to Kewanee CUSD #229:

920 N. Burr St., to allow the placement of an LED/flashing sign to be constructed/replace the existing illuminated sign in an R-2 One-Family Dwelling District.

AND

1401 Lake St., to allow the placement of an LED/flashing sign to be constructed/replace the existing illuminated sign in an R-2 One-Family Dwelling District.

AND

609 W. Central Blvd., to allow the placement of an LED/flashing sign to be constructed/replace the existing illuminated sign in an R-4 Two-Family Dwelling District.

AND

215 E. Central Blvd., to allow the placement of an LED/flashing sign to be constructed/replace the existing illuminated sign in an R-5 Multiple-Family Dwelling District.

AND

1211 E. Third St., to allow the placement of an LED/flashing sign to be constructed/replace the existing illuminated sign in an R-2 One-Family Dwelling District.

Additionally, the Zoning Board of Appeals recommends by a vote of five in favor, none opposed, two absent that the following stipulation be placed on all five variances.

- Kewanee CUSD #229 agrees to adjust the sign operation accordingly should the City receive any complaints from the residents having direct view or are effected by the illumination of the sign. This includes adjusting the brightness, timing of messages and shutting the sign off after a requested time at night.

**CASE TWO:**

**1401 Lake St., Belle Alexander School, Variance to allow the placement of an LED/flashing sign in an R-2 One-Family Dwelling District.**

The Subject Property:

*Address:* 1401 Lake St.

*Legal Description:* LT 1, EX W162 OF N150 ZANGS REPLAT CITY OF KEWANEE & NW COR NE SEC 34 T15N R5E LANDS INCORP 87-37-314, County of Henry, State of Illinois.

*Location:* South side of the 1400 block of Lake St.

*Zoning:* R-2 One-Family Dwelling District.

*Dimensions:* 1023 feet North to South by 842 feet East to West., 861,366 Sq Ft area.

*Existing Buildings or Uses:* Elementary School.

*Existing Land Use Map:* Institutional surrounded by Low Density Residential.

*Proposed Land Use Map:* Institutional surrounded by Low Density Residential.

**The Surrounding Area:**

*Zoning District(s):* Surrounding land is zoned R-2 One-Family Dwelling District.

**Uses of Land:**

The surrounding land contains single-family dwellings.

**Variance Requested:**

A variance to allow the placement of an LED/flashing sign to be constructed/replace the existing illuminated sign in an R-2 One-Family Dwelling District.

**The Public Hearing:**

The Zoning Board discussed all five locations at the same time and voted on all five at once. See the public hearing for Case One above.

**Recommendation:**

The Zoning Board voted on all five locations at the same time and placed the same stipulation on all five at once. See the public hearing for Case One above.

**CASE THREE:**

**609 W. Central Blvd., Irving School, Variance to allow the placement of an LED/flashing sign in an R-4 Two-Family Dwelling District.**

**The Subject Property:**

*Address:* 609 W. Central Blvd.

*Legal Description:* LOTS 31 THRU 35 BLK 11 TENNEYS 1ST ADD CITY OF KEWANEE 87-37-175, County of Henry, State of Illinois.

*Location:* South side of the 600 block of W. Central Blvd.

*Zoning:* Public Buildings, Public Schools, Parks & Other Open Spaces..

*Dimensions:* 266 feet North to South by 320 feet East to West., 85,120 Sq Ft area.

*Existing Buildings or Uses:* Elementary School.

*Existing Land Use Map:* Institutional surrounded by High Density Residential.

*Proposed Land Use Map:* Institutional surrounded by High Density Residential.

**The Surrounding Area:**

*Zoning District(s):* Surrounding land is zoned R-4 Two-Family Dwelling District.

**Uses of Land:**

The surrounding land contains single-family dwellings and a Church diagonally to the Northwest which received a variance for an LED sign in November of 2017.

**Variance Requested:**

A variance to allow the placement of an LED/flashing sign to be constructed/replace the existing illuminated sign in an R-4 Two-Family Dwelling District.

**The Public Hearing:**

The Zoning Board discussed all five locations at the same time and voted on all five at once. See the public hearing for Case One above.

**Recommendation:**

The Zoning Board voted on all five locations at the same time and placed the same stipulation on all five at once. See the public hearing for Case One above.

**CASE FOUR:**

**215 E. Central Blvd., Central School, Variance to allow the placement of an LED/flashing sign in an R-5 Multiple-Family Dwelling District.**

**The Subject Property:**

*Address:* 215 E. Central Blvd.

*Legal Description:* BLK 4 BLISH ADD & BLK 2 LYLE ADD CITY OF KEWANEE 87-37-173 [EZ], County of Henry, State of Illinois.

*Location:* South side of the 200 block of E. Cental Blvd.

*Zoning:* R-5 Multiple-Family Dwelling District.

*Dimensions:* 425 feet North to South by 321 feet East to West., 136,425 Sq Ft area.

*Existing Buildings or Uses:* Elementary & Jr. High School.

*Existing Land Use Map:* Institutional surrounded by High Density Residential and Commercial.

*Proposed Land Use Map:* Institutional surrounded by High Density Residential and Commercial.

The Surrounding Area:

*Zoning District(s):* Surrounding land is zoned R-5 Multiple-Family Dwelling District and B-1 Business District-Limited Retail to the Northwest.

Uses of Land:

The surrounding land contains single-family dwellings with a church to the Northwest and The Star Courier to the West..

Variance Requested:

A variance to allow the placement of an LED/flashing sign to be constructed/replace the existing illuminated sign in an R-5 Multiple-Family Dwelling District.

The Public Hearing:

The Zoning Board discussed all five locations at the same time and voted on all five at once. See the public hearing for Case One above.

Recommendation:

The Zoning Board voted on all five locations at the same time and placed the same stipulation on all five at once. See the public hearing for Case One above.

**CASE FIVE:**

**1211 E. Third St., Kewanee High School, Variance to allow the placement of an LED/flashing sign in an R-2 One-Family Dwelling District.**

The Subject Property:

*Address:* 1211 E. Third St.

*Legal Description:* LT 4 ZANGS REPLAT & PT SW NW SEC 34 T15N R53 LANDS INCORP 87-37-313, City of Kewanee, County of Henry, State of Illinois.

*Location:* South side of the 1200 block of E. Third St.

*Zoning:* Public Buildings, Public Schools, Parks & Other Open Spaces.

*Dimensions:* 625 feet North to South by 1795 feet East to West., 1,121,875 Sq Ft area.

*Existing Buildings or Uses:* High School and Athletic Field.

*Existing Land Use Map:* Institutional surrounded by High & LowDensity Residential.

*Proposed Land Use Map:* Institutional surrounded by High & Low Density Residential.

The Surrounding Area:

*Zoning District(s):* Surrounding land is zoned R-2 One Family Dwelling District to the South, Southwest, East and Northeast, R-1 One Family Dwelling District to the North, R-5 Multiple-Family Dwelling District to the Northwest, R-4 Two-Family Dwelling District to the East.

Uses of Land:

The surrounding land contains single-family and Multiple-Family dwellings. A cemetery to the South.

Variance Requested:

A variance to allow the placement of an LED/flashing sign to be constructed in a Residential District.

The Public Hearing:

The Zoning Board discussed all five locations at the same time and voted on all five at once. See the public hearing for Case One above.

Recommendation:

The Zoning Board voted on all five locations at the same time and placed the same stipulation on all five at once. See the public hearing for Case One above.

The City of Kewanee Zoning code states the following for signs within Residential Districts:

§ 155:140 PERMITTED SIGNS IN RESIDENCE DISTRICTS.

In all Residence Districts, the following classes of signs are permitted per the regulations set forth hereinafter:

- (A) Nonflashing, nonilluminated accessory business signs, as follows:
  - (1) Nameplates and identification signs, subject to the following:
    - (a) For one- and two-family dwellings, there shall be not more than one nameplate, not exceeding one square foot in area, for each dwelling unit, indicating the name or address of the occupant or a permitted occupation.
    - (b) For multiple-family dwellings, for apartment hotels, and for buildings other than dwellings, a single identification sign not exceeding 12 square feet in area and indicating only the name and address of the building and the name of the management thereof may be displayed.
    - (c) Height. No sign shall project higher than one story, or 20 feet above the curb level, whichever is lower.
  - (2) "For Sale," "To Rent" Signs, subject to the following:
    - (a) There shall be not more than one such sign per lot except that on a corner lot, two signs, one facing each street, shall be permitted. No sign shall exceed eight square feet in area nor be closer than eight feet to any other zoning lot.

(b) Projection. No sign shall project beyond the property line into the public way.

(c) Height. No sign shall project higher than one story or 20 feet above curb level, whichever is lower.

(3) Signs accessory to parking areas, subject to the following:

(a) Signs designating entrances or exits to or from a parking area and limited to one sign for each such exit or entrance and to a maximum size of three square feet each shall be permitted. One sign per parking area designating the conditions of use or identity of such parking area and limited to a maximum size of eight square feet shall be permitted, provided that on a corner lot two such signs, one facing each street, shall be permitted.

(b) Height. No sign shall project higher than seven feet above curb level.

(B) Nonflashing, accessory business signs, as follows: Church bulletins, subject to the following:

(1) There shall be not more than one sign per lot except that on a corner lot, two signs, one facing each street, shall be permitted. No sign shall exceed 18 square feet in area nor be closer than eight feet to any other zoning lot.

(2) Projection. No sign shall project beyond the property line into the public way.

(3) Height. No sign shall project higher than one story or 20 feet above the curb level, whichever is lower.

There being no further business, the meeting adjourned at 7:28 p.m.

Respectfully yours,



Jerry Thompson, Chairman

By: 



