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February 18, 2021

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

RE: Report from Zoning Board of Appeals for February 17, 2021 Meeting.

The Zoning Board of Appeals convened at 7:00 p.m. on February 17, 2021 in the Council Chambers at Kewanee City Hall. ZBA member Bracket was absent. For business, there was one variance petition application upon which to conduct a public hearing.

Case 1:

2006 Kentville Rd., request to allow a 6-foot chain link fence surrounding the parking lot to be installed with barbed wire installed along the top of the fence.

PLEASE NOTE:

The subject property is on the South side of Kentville Rd. West of and adjacent to the Kewanee Life Skills Re-Entry Center.

The Subject Property:

Address: 2006 Kentville Rd.

Legal Description: PT W SW SEC 26 & PT N926.09 OF E386.26 E NE SE SEC 27, EX HWY, T15N R5E LANDS INCORP [EZ] [TIF], CITY OF KEWANEE.

Location: South side of Kentville Rd. across from the Great Dane facility and West of the Kewanee Life Skills Re-Entry Center.

Zoning: M-2 Manufacturing District, General.

Dimensions: See the included satellite photo. 21.13 acres.

Existing Buildings or Uses: Storage yard/parking lot.

Existing Land Use Map: Heavy Industrial.

Proposed Land Use Map: Heavy Industrial.

The Surrounding Area:

Zoning District(s): Surrounding land is zoned M-2 Manufacturing District, General.

Uses of Land:

The surrounding land contains manufacturing uses, agriculture and the State of Illinois, Kewanee Life Skills Re-Entry Center.

Variance Requested:

A variance of 2 feet to the minimum allowable fence height with barbed wire installed along the top of the fence.

Background Information:

On January 19, 2021, I received a fence permit application for the property in question from Interstate Fence & Construction Company Inc. The new fence would be attached to a pre-existing fence. The pre-existing fence is non-conforming at 6' in height with barbed wire installed along the top rail of the fence. The City fence ordinance states that barbed wire is to be installed at heights above 8' and only in Manufacturing Districts. The subject property meets the Zoning District requirement; however, the fence height is 2' short of the required height for barbed wire.

With consideration to the surrounding land use characteristics and after speaking with the City Manager about this petition, the City has no argument against the variance as requested. The City believes that the height requirement, in the ordinance, is more of a concern for Manufacturing Districts that may be adjacent to Residential Districts or uses. I would encourage all Zoning Board members to perform their own on-site inspection prior to the meeting.

The Public Hearing:

At 7:00 p.m. on February 17, 2021, the hearing on the variance request at 2006 Kentville Rd. was held. Charles Kunz, Plant Manager for Great Dane, was present to represent the petition.

- Edwards read the background information to the Zoning Board. Edwards pointed out that it is unknown when the existing 6' fence with barbed wire was installed and believes it was installed prior to the current fence ordinance being installed. With that in consideration, Great Dane wishes to add on to the existing fence and keep it all the same height. Edwards also pointed out there are no residential uses or public sidewalks adjacent to the subject property.
- Kunz added Great Dane wants to keep the fence uniform with what is already there and keep the lot secure.
- Ensley asked why the fence is only 6 feet in height. Ensley stated his concern is it would be easy for someone to get cut at only 6 feet.
- McIntyre asked where the closest residential use is located. It was discussed, the actual footage was unknown, and it was agreed that it was a considerable distance away. It was also brought up that there are no public sidewalks in the area as well.
- Peart stated he didn't see a problem with it.
- Thompson stated he was ok with the request as long as it is only for storage of empty trailers. Thompson added he has no problem with wanting to keep the fence height in uniformity with what is already there.

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 5 in favor of the application, none opposed and one 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 Great Dane at 2006 Kentville Rd., as to the minimum height of a fence with barbed wire installed in a Manufacturing District.

Variance Requested:

A variance of 2 feet to the minimum allowable fence height with barbed wire installed along the top of the fence.

Discussion on future meeting times:

The Board members went on to discuss future meeting times. It was voted on unanimously to change the meeting time of all future meetings to 5:00 p.m.

There being no further business, the meeting adjourned at 7:16 p.m.

Respectfully yours,



Jerry Thompson, Chairman

By: 

Zoning Board Date 2/10/2021

Attendance

	yes	no	yes	no	yes	no	yes	no	yes	no	yes	no
	abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent
PEART ✓ Jeremy	yes abstain	no absent	yes abstain	no absent	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	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	yes abstain	no absent	yes abstain	no absent
ENSLEY ✓ Jim	yes abstain	no absent	yes abstain	no absent	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	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	yes abstain	no absent	yes abstain	no absent
DOLIESLAGER ✓ Lance	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent

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