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November 10, 2022

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

RE: Report from Zoning Board of Appeals for November 9, 2022, meeting.

The Zoning Board of Appeals convened at 5:00 p.m. November 9, 2022, in the Council Chambers at Kewanee City Hall. ZBA members Peart, Thompson and Martinez were absent. For business, there was one variance petition application upon which to conduct a public hearing.

CASE ONE:

234 S. Chestnut St., A variance of 2 feet to the maximum fence height allowed in a residential district to allow the installation/completion of an 8-foot-tall privacy fence in the back yard.

Background Information:

City Manager Gary Bradley received a call concerning an eight-foot privacy fence being installed at 234 S. Chestnut St. Bradley contacted the resident Moises and Jessi Martinez. It was discovered that the Martinez's were replacing an older six-foot fence and didn't realize that there was a height restriction for privacy fences. Bradley advised them of the six-foot limitation and of the variance process. The Martinez's expressed interest in the variance process. Bradley advised them to stop working on the fence and how to apply for a variance. The Martinez's came to City Hall and started the variance process a few days later.

The Subject Property:

Address: 234 S. Chestnut St.

Legal Description: S68 OF S111 LT 6 SUB OF LTS 1 & 2 MORSES SUB OF ELLIOTTS ADD CITY OF KEWANEE, County of Henry, State of Illinois.

Location: East side of the 200 block of South Chestnut Street.

Zoning: R-4 Two-Family Dwelling District.

Dimensions: 68 feet North to South by 160 feet East to West, 10,880 Sq. Ft area.

Existing Buildings or Uses: Single-family dwelling and detached garage.

Existing Land Use Map: High Density Residential.

Proposed Land Use Map: High Density Residential.

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The Surrounding Area:

Zoning District(s): Surrounding land is zoned R-4 Two-Family Dwelling District & R-5 Multiple Family Dwelling District.

Uses of Land:

The surrounding land contains single-family dwellings, and a Church is located on the opposite side of the block to the Southeast.

Variance Requested:

A variance of 2 feet to the maximum fence height allowed in a residential district to allow the installation/completion of an eight-foot-tall privacy fence in the back yard.

The city has no objection to the variance request.

The Public Hearing:

At 5:00 p.m. November 9, 2022, the hearing on the variance request at 234 S. Chestnut St. was held. Moises and Jessi Martinez were present to represent the petition.

- Edwards read the background information to the Zoning Board.
- Kuffel stated that she spoke with the neighbor's directly adjacent to the subject property and received no objections.
- Ensley asked for clarification on placement of the eight-foot fence. Martinez stated that the fence will extend from the rear lot line up to the side of the house.
- McIntire stated he didn't see a problem with the variance.
- Brackett also requested clarification on placement. Martinez stated it will run across the East lot line and on the South lot line from the garage to the corner of the house.
- Martinez stated that he wasn't aware of the height restriction and permit requirements.
- Irene Majeske, who lives directly South of Martinez was present and stated she has no issues with the variance request and stated that the Martinez's are great neighbors.

There were no objectors.

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,

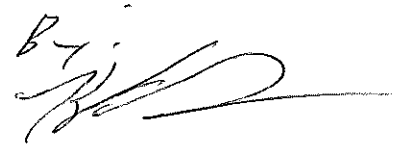
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none opposed and three absent, that the City Council grant the variance request of 2 feet to the maximum fence height allowed in a residential district to allow the installation/completion of an 8-foot-tall privacy fence in the back yard.

There being no further business, the meeting adjourned at 5:12 p.m.

Respectfully yours,



Jerry Thompson, Chairman

Zoning Board

Date 11/9/22

Attendance

PEART Jeremy	<input checked="" type="checkbox"/>	yes abstain	<input checked="" type="checkbox"/> absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
BRACKETT Stephen 11/4/22 Y	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
KUFFEL Brenda 10/26/22 Y	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> abstain	no absent M	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
ENSLEY Jim 11/9/22 Y	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
THOMPSON Jerry 11/9/22 N	<input checked="" type="checkbox"/>	yes abstain	no absent <input checked="" type="checkbox"/>	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
MCINTYRE David 11/8/22 Y	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> abstain	no absent 2 call	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
MARTINEZ Daniel	<input checked="" type="checkbox"/>	yes abstain	no absent <input checked="" type="checkbox"/>	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	yes abstain	no absent	yes abstain	no absent
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