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Fax 309-856-6001

November 9, 2017

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

RE: Report from Zoning Board of Appeals for November 8, 2017 Meeting.

The Zoning Board of Appeals convened at 7:00 p.m. on November 8, 2017 Kewanee City Hall, Council Chambers. ZBA members Bracket, Clark and McIntyre were absent. For business, there was one variance petition application upon which to conduct a public hearing.

**Case Number 1:**

**119 S Grove St, Variance to allow the placement of an LED/flashing sign in an R-4 Two-Family Dwelling District.**

David Kniker applied for a building permit to replace the existing illuminated sign at St. Peter's Church with an LED sign.

The Subject Property:

*Address:* 119 S Grove St.

*Legal Description:* LTS 6,7 & 8 BLK 4 TENNEYS 1<sup>ST</sup> ADD & LT 5 COMMISSIONERS PLAT OF BLK 4 TENNEYS 1<sup>ST</sup> ADD, City of Kewanee, County of Henry, State of Illinois.

*Location:* Northwest corner of S Grove St and W Central Blvd.

*Zoning:* R-4 Two-Family Dwelling District District.

*Dimensions:* 132 feet North to South by 232 feet East to West., 30,624 Sq Ft area.

*Existing Buildings or Uses:* Church, Parsonage and Garage.

*Existing Land Use Map:* High Density Residential.

*Proposed Land Use Map:* High Density Residential.

**The Surrounding Area:**

*Zoning District(s):* Surrounding land is zoned R-4 Two-Family Dwelling District with a public school diagonally to the Southeast.

**Uses of Land:**

The surrounding land contains single-family dwellings, a parking lot across the street to the East and a public school to the Southeast.

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### 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.

### Background Information:

On September 29, 2017, David Kniker applied for a building permit to replace the existing illuminated sign at St Peter's Church, 119 S Grove St , with an LED sign. The City Code states that non-flashing church bulletin signs are permitted within Residential Districts. Because an LED sign has the ability to change the message/display several times in a short period of time, it is the City's opinion that an LED sign would be considered to have flashing characteristics. Because of this, the building permit was denied.

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

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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.**

Included with this memo is a photo of the existing illuminated sign. The proposed new LED sign would replace the existing illuminated sign with the LED portion of the sign measuring 39.5" tall and 57.75" wide which is the dimensions of the existing changeable copy portion (white portion) of the sign currently in place. The proposed LED sign would replace this existing sign in the current brick frame.

The sign's placement would aim the light projected from the sign in an East Southeast direction. Though there will be some residual light seen from the side of the sign, the sign would not be pointed directly at a residence.

With consideration to the facts stated in this memo, the surrounding neighborhood and after speaking with the City Manager about this petition, the City has no argument against the variance being granted.

### **The Public Hearing:**

At 7:00 p.m. on November 8, 2017, the hearing on the variance request at 119 S. Grove St. was held. Stan Thorp Kewanee, Illinois, was present to represent the petition for the variance request.

- Thorp stated that he was present to represent his church and that the church council wants the LED sign to be able to get more messages out to the people that pass by.
- Thorp stated that they would be able to tone down the brightness, switch to just one message or even turn the sign off after a certain hour if needed.
- Edwards advised the ZBA members that they do have the ability to place stipulations on the variance if they feel it is necessary.

No others were present to speak in support of the variance petition.

No others were present to speak in opposition to the variance petition.

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**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, three 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 St. Peter's Church for the property at 119 S. Grove St., as to the request 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.

Additionally, the Zoning Board of Appeals recommends by a vote of four in favor, none opposed, three absent that the following stipulation be placed on the Variance.

- 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.

**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.

There being no further business, the meeting adjourned at 7:11 p.m.

Respectfully yours,

 By: 

Martin Medley, Chairman

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