

Everything You Need!

Phone 309-852-2611
Fax 309-856-6001

October 29, 2021

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

RE: Report from Plan Commission for October 28, 2021, Meeting.

The Plan Commission convened on October 28, 2021, in the Council Chambers at Kewanee City Hall, commission members Costenson, Sellers, Mirocha and Hodge were absent. For business, there was one case to be heard.

Case Number 1:

Parcel 25-04-183-012 Located at 315 Windmont Rd., Special Use Permit to allow for an in-home spa/salon.

Property Owner: Ken & Roberta Vincent, 315 Windmont Rd., Kewanee, IL. 61443.

Address: 315 Windmont Rd.

Legal Description: LOT 10 & E54 LOT 9 BLK 3 WINDMONT SUB NW SEC 4 VILLAGE OF WETHERSFIELD CITY OF KEWANEE, Henry County, Illinois.

Location: On the Northwest corner of Page St. & Windmont Rd.

Dimensions: 121 feet East to West, 150 feet North to South

Area: 18150 Square feet, approximately.

Existing buildings or uses: Single family dwelling one other accessory structure.

Current Zoning District: R-1 One-Family Dwelling District.

Surrounding Zoning: Land on all sides is zoned R-1 except directly to the South is Windmont Park.

Existing Land Use: Low Density Residential.

Proposed Land Use Map: Low Density Residential.

Background Information:

Karen German contacted me in reference to what the process is to have an in-home spa/salon. She was advised and followed the appropriate application process for a Special Use Permit and paid the fee for the petition. Please see the attached documents which includes a brochure from German's business describing the proposed use.

I do not see any items of concern with this Special Use Permit request. At the end of this section are the three criteria that must be satisfied prior to recommending a Special Use Permit granted. Directly below is a set of typical stipulations that might be placed on a Special Use Permit for a Salon:

1. The Special Use Permit to allow a spa/salon is granted to Karen German only and is not transferable to any future owners or operators on the site.

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2. Karen German shall maintain primary residency in the house at 315 Windmont Rd. throughout the life of the Special Use Permit.
3. No persons other than Karen German shall be employed in the spa/salon at 315 Windmont Rd.
4. Hours of operation shall not extend beyond 7:30 a.m. to 7:00 p.m. daily.
5. One parking space shall be provided and maintained while said spa/salon is in operation.
6. A sign advertising the spa/salon, maximum size of one square foot in area, may be posted on the premises.
7. Any violations of the terms and conditions of the Special Use Permit are subject to review and possible revocation by the Plan commission and City Council.
8. All activities associated with this Special Use Permit for a spa/salon shall be conducted in full compliance with the Kewanee City Code and the laws and regulations of the State of Illinois.

Special Use Permit Criteria (155.157 C)

- (1) That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience, and will contribute to the general welfare of the neighborhood or community;
- (2) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity, and
- (3) That the proposed use will comply with the regulations and conditions specified in this chapter for such use, and with the stipulations and conditions made a part of the authorization granted by the Council.

The Public Hearing:

At 7:00 p.m. on October 28, 2021, the hearing for a Special Use Permit to allow for an in-home spa/salon was held. Karen German was present to represent the petition.

- German started off by giving a brief description of her services. German said that her type of massage therapy is more comparable to physical therapy rather than a typical massage therapy.

There were no others present in support of the petition.

There were no objectors.

Recommendation:

After discussing the facts and testimony presented, the Plan Commission, by a vote of five in favor, none opposed, four absent, that the request for a Special Use Permit to allow an in-home spa/salon be granted to Karen German for the property at 315 Windmont Rd.

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Additionally, the Plan Commission recommends by a vote of five in favor, none opposed, four absent that the following eight stipulations be placed on the Special Use Permit.

1. The Special Use Permit to allow a spa/salon is granted to Karen German only and is not transferable to any future owners or operators on the site.
2. Karen German shall maintain primary residency in the house at 315 Windmont Rd. throughout the life of the Special Use Permit.
3. No persons other than Karen German shall be employed in the spa/salon at 315 Windmont Rd.
4. Hours of operation shall not extend beyond 7:30 a.m. to 7:00 p.m. daily.
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7. Any violations of the terms and conditions of the Special Use Permit are subject to review and possible revocation by the Plan commission and City Council.
8. All activities associated with this Special Use Permit for a spa/salon shall be conducted in full compliance with the Kewanee City Code and the laws and regulations of the State of Illinois.

There being no further business, the meeting adjourned at 7:10 p.m.

Respectfully yours,

By: Steve Morrison

Steve Morrison, Chairman

PLAN COMMISSION

Date 10/28/21

Attendance

Sup

stps

COSTENSON	yes	no	yes	no	yes	no	yes	no	yes	no	yes	no
	abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent
EDLEMAN 10/28/21	✓	yes	no	yes	no	absent	yes	no	yes	no	yes	no
	abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent
HEMPHILL 10/19/21	✓	yes	no	yes	no	absent	yes	no	yes	no	yes	no
	abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent
SELLERS	✗	yes	no	yes	no	absent	yes	no	yes	no	yes	no
	abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent
MIROCHA	✗	yes	no	yes	no	absent	yes	no	yes	no	yes	no
	abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent
MORRISON 10/26/21	✓	yes	no	yes	no	absent	yes	no	yes	no	yes	no
	abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent
HODGE 10/27/21	✗	yes	no	yes	no	absent	yes	no	yes	no	yes	no
	abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent
SAYERS 10/26/21	✓	yes	no	yes	no	absent	yes	no	yes	no	yes	no
	abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent
MILROY 10/28/21	✓	yes	no	yes	no	absent	yes	no	yes	no	yes	no
	abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent
		54	ON		54	ON						

City of Kewanee – Plan Commission

401 E. Third Street, Kewanee, Illinois 61443

phone 309-852-2371 fax 309-856-6001

APPLICATION FOR REZONING – SPECIAL USE – TEXT AMENDMENT

1. Type of Request (Check all that apply)

☐ a) Rezoning

Current Zoning: _____

Proposed Zoning: _____

☒ b) Special Use

Proposed Special Use: Spa/Salon

☐ c) Text Amendment

Section Proposed: _____

2. Property Information

a) Address(es): 315 Windmont Rd

b) Parcel ID Number(s): _____

Attach additional sheets if necessary

3. Land Owner Information

Ken & Roberta Vincent

Name

315 Windmont Rd Kewanee

Company

I.

61443

Address

City

State

ZIP+4

309 853 7237

None

K Vincent

Phone

Fax

Email

We, the undersigned, have read and understand the attached instructions and will furnish the requested information to the Health, Building and Zoning Officer and to the Plan Commission.

Ken & Roberta Vincent 10-7-21

Signature of Owner

Date

4. Applicant Information (if different from owner)

Karen German

Alternative Massage Therapy Works

Name 650 Mission Drive Kewanee, IL Company

Address 109 N. Tremont Street Kewanee, IL

61443

City

State

ZIP+4

309-854-6666

Fax

karendgerman@yahoo.com

Phone

Fax

Email

We, the undersigned, have read and understand the attached instructions and will furnish the requested information to the Health, Building and Zoning Officer and to the Plan Commission.

Karen German 10-7-2021

Signature of Applicant

Date

ell Phone 309-853-2556

813

(Do not Write Below This Line - For Official Use Only)

Filed with the HBZ Officer on 10/12/21

Filed with the City Clerk on 10/12/21

Signature of HBZ Officer [Signature]

Signature/Seal of City Clerk [Signature]

Legal Notice Published on 10/16/21

Post Card notices mailed on 10/13/21

Case Disposition

Plan Commission hearing held on _____. The vote was _____ ayes _____ nays thus this was RECOMMENDED/NOT RECOMMENDED to the City Council.

City Council Action on _____. The vote was _____ ayes _____ nays thus this was GRANTED / DENIED by the City Council. Ordinance # _____, passed _____.

Seq No: 97138 Terminal: T05

Date: Tuesday October 12 2021

Time: 12:29

Item	Qty	Amount
MISC. INCOME/GENER	1	150.00
Total Amount Due:		150.00 <i>Km</i>
=====		
Cash received:		.00
Check received:		150.00
Credit received:		.00
=====		
Change Due:		.00

PAYMENT FROM ALTERNATIVE MASSAGE THERAPY
WORKS Paid Ck: 5258

CITY OF KEWANEE
401 EAST 3RD STREET
KEWANEE, IL. 61443

Register Receipt

** Reprint **

TRUSTEE'S DEED

THE GRANTORS, ROBERT E. BAILLEU and MARGRET P. BAILLEU, husband and wife, of the County of Henry and State of Illinois as Trustees, pursuant to the power and authority vested by Agreements dated July 1, 2005 and commonly known as the ROBERT E. BAILLEU LIVING TRUST, as to a one-half interest, and the MARGARET P. BAILLEU LIVING TRUST, as to a one-half interest, for Two Dollars (\$2.00) and other valuable consideration, Grant, Sell, and Convey, subject to all liens and encumbrances of record (if any), to GRANTEE, KENNETH L. VINCENT, JR. and ROBERTA J. VINCENT, as trustees of THE VINCENT JR. FAMILY TRUST, U/T/A dated December 15, 2003 and Grantees' successors in trust the following real estate:

Lot Nine (9), except the West Six (6) feet thereof, and Lot Ten (10), all in Block Three (3) of Windmont Subdivision in the City of Kewanee, Henry County, Illinois.

Property Index Number: 25-04-183-012

Full power is hereby granted unto said Trustees to deal with all and any part of the property and the Title in any fashion or form whatsoever, without any restriction or qualification of any kind.

Dated: July 24, 2012.

Exempt under Paragraph # _____,
Section 4, Real Estate Transfer Tax Act

Exempt under Paragraph 1(b) # _____,
of the Plat Act.

Date _____ Buyer, Seller or
Representative

STATE OF ILLINOIS)
ss.
COUNTY OF HENRY)

Prepared by and return to:
Barash & Everett, LLC
211 West Second Street
Kewanee, IL 61443

20-1205386

HENRY COUNTY, IL
BARBARA M. LINK
COUNTY CLERK-RECORDER

RECORDED ON 07/25/2012

DOCUMENT TIME 10:31:32AM

REC. FEE: 308.50
RHSPS FEE: 10.00
PAGES: 1



HENRY COUNTY
REAL ESTATE
TRANSFER TAX 92.50



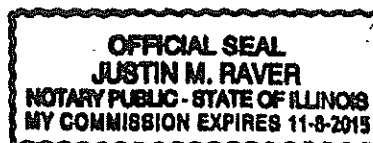
Robert E. Bailleu
Robert E. Bailleu, as Trustee of the
above-described Trusts

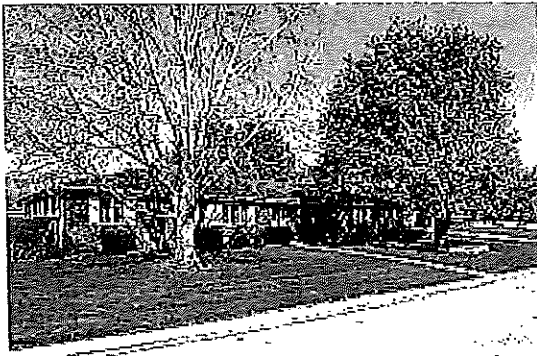
Margret P. Bailleu
Margret P. Bailleu, as Trustee of the
above-described Trusts

The Grantors, as Trustees, in the capacity and of the marital status set forth above, acknowledge this deed before me, the date above written.

[Signature]
Notary Public.

Tax Bill to:
The Vincent Jr. Family Trust
Kenneth & Roberta Vincent, Trustees
315 Windmont Road
Kewanee, IL 61443





The therapy room for my business would be in what is now the dining room which is to the left of the foyer right off the front entrance of the home. The laundry room is off the dining room and could be used as an exit to the back door in case of a fire and for some reason the front door could not be used.

*** MLS PROPERTY SUMMARY ***

MLS# 20127379 315 Windmont Rd. Kewanee \$199,000

LD: 4/9/2012 PIN: 2504183012 LO: OP:
 OCC: 1 OW: Bailleu LA: AP:
 BBC: 3.5 TERMS: Cash or Finance POSS: At Closing

TYPE: Residential BEDROOMS: 3
 CONS: Brick BATHS: 3Full 1Part. FOUN: Brick
 STYL: 1 Story GARAGE: 2.0 TAXS: 3631 / 2011
 BASE: Crawl ROOF: Asphalt Shingle LOTS: 150x115.1
 SCHL: Wethersfield HEAT: Gas Forced Air DEDT: Homeowner

<u>Room</u>	<u>Approximate Size</u>	<u>Floors</u>	<u>Story</u>	<u>SqFt</u>
Bedroom-Mstr	13.2x13	Carpeting	1st	Fin 1st Floor SqFt: 2,406
Bedroom	15.4x10.11	Carpeting	1st	Fin 2nd Floor SqFt: 0
Bedroom	13.7x12	Carpeting	1st	Fin 3rd Floor SqFt: 0
Bathroom-Mstr	13x6 Sh.	Travertine Tile	1st	Fin Lower Level SqFt: 0
Bathroom	12.1x11.6 Sh.	Dura Ceramic	1st	Fin Basement SqFt: 0
Living Room	19.11x18.7 Irr.	Carpeting	1st	Approx Fin SqFt: 3,023
Dining Room	15.8x13.4	Dura Ceramic	1st	
Family Room	30x24	Hardwood	1st	
Kitchen	10x9	Dura Ceramic	1st	
Foyer	7.6x4	Hardwood	1st	
Bathroom	8.5x5 Tub/Sh.	Dura Ceramic	1st	
1/2 Bath	8x5	Dura Ceramic	1st	
Laundry Room	15.3x13.3 Irr.	Vinyl	1st	

Home Warranty, Additional Insulation, Dishwasher, Disposal, Washer, Dryer, Microwave, Refrigerator, Stove, Multiple Ceiling Fans, Central Air, Fireplace - Gas, City Electric, City Gas, City Water, City Sewer, Paved Streets, Curb & Gutters, Fenced Yard, Patio, 3 Door Openers,

Built in 1966. Over 3,000 sq. ft. including the foyer with ♦♦ Brazilian Rosewood flooring; formal living room; formal dining room with gas fireplace & crown moldings; fully equipped kitchen with Birch cabinets & a movable island; family room with oak hardwood flooring; master suite with zero-entry shower featuring (3) shower heads, heated floor & Travertine tile; another fabulous bedroom/bathroom suite; another bedroom; another full bath; a huge laundry room; a ♦ bath; 5♦ hallways; lots of closets; an attached 30x28 garage with (3) electric garage door openers; & to top it all off, an outdoor covered cabana for entertaining with electricity & water, & a ceramic ♦green egg♦ charcoal cooker (it stays) in the fenced-in backyard! And this house is across the street from Kewanee♦s own Windmont Park!

*** FACTS HEREIN ARE NOT GUARANTEED ***

INFORMATION MAY BE SUBJECT TO ERRORS AND SHOULD BE VERIFIED BY USER



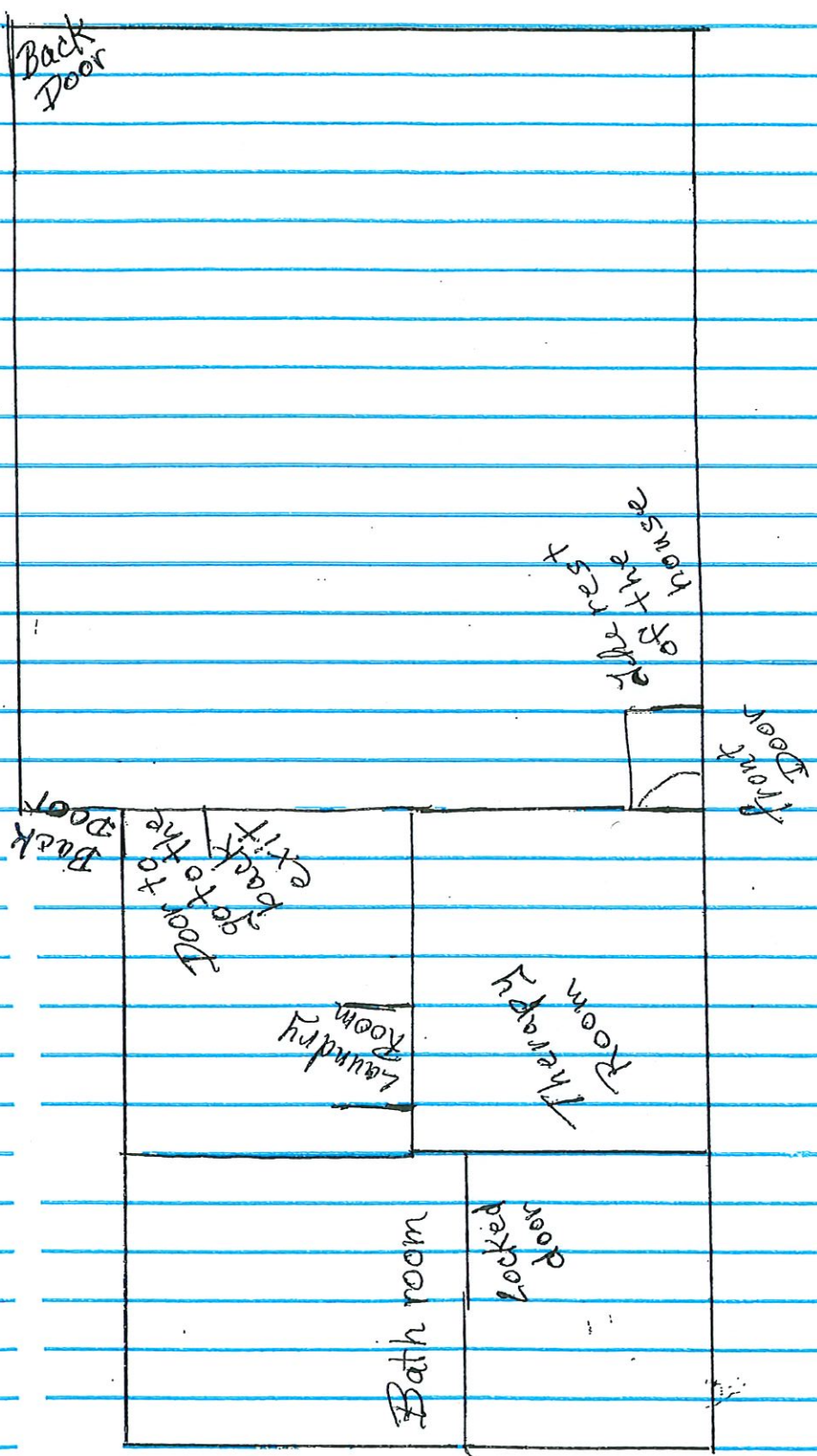
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Enter Map Title...
Web Print 10/14/2021



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Karen German



Meet Karen German

ASTON-PATTERNING PRACTITIONER AND
BIODYNAMIC CRANIOSACRAL THERAPIST



Healing isn't forced, it's a process. We've all felt pain, whether it's physical or emotional. Sometimes there's a quick fix, other times we learn to live with it. But what happens when there's no quick fix, or we simply can't live with it? Where do you go from there? We hear, "it will get better eventually," "just push through the pain, it means you're getting stronger," "this works for everyone else, so it will work for you, too." Well, that's not what I am here to tell you.

As someone who has suffered from a severe head injury that left me 70% bedridden for 6 years, I said enough is enough, and began searching for answers myself. I found a technique in Colorado that gave me the hope I needed, for healing. It wasn't magic, or a quick fix, but little by little I got better and was able to go get that training myself.

I have always believed that if God finds you help, you promise to help others. That is my mission, to relieve people of their pain, and help others find their neutral alignment so they can live the life they deserve.

Doctors, family, and friends may all say you should look a certain way, and feel a certain way, or treat your pain a certain way, but that's not true. I believe you should only look like you, and every body is beautiful and unique, and your treatment should reflect that.

Healing is not a "one size fits all," and I will work with you to find your neutral alignment. "Your pain is real, I want to validate your pain, there is help, and hope. It will take time, but it's possible."

Clients of both Biodynamic Craniosacral and Aston-Patterning therapies are fully clothed. Clients are asked to please wear or bring in sweatpants, leggings or shorts.



FACE MASKS *are required by all clients.*

We have new protocols in place to protect you during your visit.

Hand washing is required upon arrival and your temperature will be checked.

Those with a temp over 100 will be required to reschedule and will not be charged. If you do not have a confirmed, scheduled appointment, please call us at

(309) 854-6666

if you plan to come to our facility.

If you have **emergent healthcare needs please call 911.**

CONTACT

Karen German

ALTERNATIVE MESSAGE THERAPY WORKS

109 N.Tremont Street | Kewanee, IL 61443

(309) 854-6666



Open Monday - Saturday | Closed Sunday

Karen German

"ALTERNATIVE MESSAGE THERAPY WORKS"



Are you ready to live your life FREE FROM PAIN?

Here are just a few of the health conditions that
BCST and Aston-Patterning may help with:

ADHD | Alzheimer's Disease | Asthma | Autism | Back Pain
Birth Trauma | Brain and Spinal Cord Injuries | Carpal tunnel
Central Nervous System Disorders | Chronic Fatigue
Chronic Neck and Back Pain | Colic | Constipation
Concussion and Traumatic Brain Injury | Dizziness
Dementia | Depression | Ear infections | Eye motor problems
Fibromyalgia | Hormonal problems | Immune Disorders
Infant and Childhood Disorders | Irritable Bowel Syndrome
Insomnia | Kyphosis | Learning Disabilities | Lordosis
Migraines and Headaches | Motor-Coordination Impairments
Neck Pain | Orthopedic Problems | Post-Traumatic Stress Disorder
Seizures | Scoliosis | Sinus infections | Spinal Cord Injury
Stress and Tension-Related Disorders | TMJ Syndrome

SERVICES

After living in pain for years, I finally felt relief through Biodynamic Craniosacral Therapy and Aston-Patterning. Both therapeutic techniques release fascia. Fascia is a three dimensional web of tough yet flexible connective tissue that extends without interruption from the top of the head to the tips of the toes and from the skin to the spine. Fascia provides pathways for blood vessels and nerves; it also surrounds all muscles, bones and organs of the body. It serves to support and protect the upright body. Fascia delivers nutrients, eliminates waste and promotes ease of fluid flow. When fascia is traumatized range of motion is restricted causing pain and dysfunction. Fascia can create a tensile strength of 2,000 pounds of pressure per square inch and therefore cannot be forced which is why only gentle techniques work to release the fascia system.

The benefits of Biodynamic Craniosacral therapy and Aston-Patterning are unlimited. These therapies are 80% more effective in loosening muscles and influencing the fascia system than regular massage.



BIODYNAMIC CRANIOSACRAL THERAPY

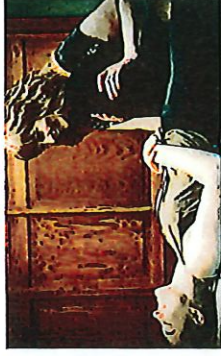
(60 mins - \$60 or 90 mins - \$90)

Biodynamic Craniosacral Therapy, is a manual, non-invasive therapy. The purpose is to release tensions deep in the body in order to relieve pain and dysfunction. BCSST is increasingly used as a preventive health measure for its ability to bolster resistance to disease, and it's effective for a wide range of medical problems associated with pain and dysfunction.

Biodynamic Craniosacral Therapy allows the Central nervous system to reset by facilitating changes in the natural rhythms in the body. The rhythm is created by the inflow and outflow of the cerebrospinal fluid. This fluid functions to deliver nutrients to the brain and removes metabolic waste.

When functioning properly it allows the interlocking bones of the cranium and the flexible sutures or joints between them to move ever so slightly.

Biodynamic Craniosacral therapy could reduce or eliminate the need for pain medication, as a very safe, non-invasive treatment option. Some benefits people experience includes deep feelings of relaxation, reduced muscle tension, improved mood, improved pain tolerance and reduced stress levels.



ASTON-PATTERNING

(60 mins - \$60 or 90 mins - \$90)

Aston-Patterning is a unique system of therapeutic body work that realigns the body to the individual clients own unique posture by way of soft tissue. By following the grain speed and spiral of the soft tissue.

This therapy includes:

ASTON MESSAGE:

Uses a three dimensional touch that goes from surface to bone.

MOVEMENT EDUCATION:

Teaches the client how to move with the forces of gravity and ground reaction force for ease of fluid motion.

Clients are taught joint and muscle loosening exercises that they can use between appointments so they don't go backward in their progress and also to speed the healing process.

ERGONOMIC MODIFICATION:

Modifies shoes, furniture and work stations.

FITNESS TRAINING:

Strengthens muscles while keeping their full dimensions of length, width, and depth.

ARTHO KINETICS:

-An additional advanced class that teaches methods of releasing joints including the spine and all other joints of the body.

Here are just a few of the health conditions that BIODYNAMIC CRANIOSACRAL THERAPY and ASTON-PATTERNING may help with:

ADHD

Alzheimer's Disease

Asthma

Autism

Back Pain

Birth Trauma

Brain and Spinal Cord Injuries

Carpal Tunnel

Central Nervous System Disorders

Chronic Fatigue

Chronic Neck and Back Pain

Colic

Concussion and Traumatic Brain Injury

Constipation

Dizziness

Dementia

Depression

Ear Infections

Eye Motor Problems

Fibromyalgia

Hormonal problems

Immune Disorders

Infant and Childhood Disorders

Irritable Bowel Syndrome

Insomnia

Kyphosis

Learning Disabilities

Lordosis

Migraines and Headaches

Motor-Coordination Impairments

Neck Pain

Orthopedic Problems

Post-Traumatic Stress Disorder

Seizures

Scoliosis

Sinus Infections

Spinal Cord Injury

Stress and Tension-Related Disorders

TMJ Syndrome