

Everything You Need!

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

February 26, 2021

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

RE: Report from Plan Commission for February 25, 2021 Meeting.

The Plan Commission convened on February 25, 2021 in the Council Chambers at Kewanee City Hall, commission members Costenson, Hemphill, Hodge and Sayers were absent. For business, there were two cases to be heard.

Case Number 1:

Special Use Permit Petition to serve alcohol by the drink in the proposed gaming parlor.

Parcel 20-33-181-040 Located at 109 W. 2nd St.,

Property Owner: Steven Lemanski, 109 W. 2nd St., Kewanee, IL. 61443.

Address: 109 W. 2nd St.

Legal Description: LOT 4 COUNTY CLERKS SUB OF PT BLK 22 ORIG TOWN CITY OF KEWANEE [EZ & TIF], Henry County, Illinois.

Location: On the South side of the 100 Block of W. 2nd St.

Dimensions: 20 feet East to West, 36 feet North to South

Area: 720 Square feet, approximately.

Existing buildings or uses: Gaming Parlor.

Current Zoning District: B-1 Business District – Limited Retail.

Surrounding Zoning: B-1 Business District – Limited Retail to the West, North and East, B-2 Business District – General Retail to the South.

Existing Land Use: Commercial.

Proposed Land Use Map: Commercial.

Background Information:

The proposed location previously housed a gaming establishment that has moved across the street. Steve Lemanski is the property owner wishes to reopen this location as the same use under the name "Top Gem Entertainment".

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

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granted. Directly below is a set of typical stipulations that might be placed on a Special Use Permit to sell alcohol by the serving.

1. The Special Use Permit is granted to Steve Lemanski, DBA Top Gem Entertainment, only, and is not transferable to any successor property owners and/or operators of a restaurant or bar serving alcohol on the site.
2. Said Special Use Permit shall not become effective until such time as a liquor license is lawfully obtained from the City of Kewanee and the State of Illinois.
3. The sale of alcoholic beverages shall be permitted only during the hours as allowed by the license classification issued by the liquor commissioner as permitted by Section §111.18 of the City Code of the City of Kewanee.
4. The configuration and uses of various parts of the building shall remain in substantial compliance with the floor plan submitted along with the petition for the special use permit.
5. No package sale of liquor or carryout sale of liquor is allowed.
6. All activities associated with this Special Use Permit to sell alcoholic liquor by the individual serving in the gaming parlor shall be conducted in full compliance with the Kewanee City Code and the laws and regulations of the State of Illinois.
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.

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 February 25, 2021, the hearing for the Special Use Permit to serve alcohol by the drink in the proposed gaming parlor was held. Steven Lemanski was present to represent the petition.

- Lemanski stated he wishes to re-open the gaming location that is next door to his jewelry store on W 2nd St. It was previously a gambling location that is closed right now. Lemanski stated that he is not making any major changes besides paint and general freshening things up.
- No further discussion.

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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 special use permit to serve alcohol by the drink in the proposed gaming parlor be granted to Steven Lemanski for the property located at 109 W. 2nd St.

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

1. The Special Use Permit is granted to Steve Lemanski, DBA Top Gem Entertainment, only, and is not transferable to any successor property owners and/or operators of a restaurant or bar serving alcohol on the site.
2. Said Special Use Permit shall not become effective until such time as a liquor license is lawfully obtained from the City of Kewanee and the State of Illinois.
3. The sale of alcoholic beverages shall be permitted only during the hours as allowed by the license classification issued by the liquor commissioner as permitted by Section §111.18 of the City Code of the City of Kewanee.
4. The configuration and uses of various parts of the building shall remain in substantial compliance with the floor plan submitted along with the petition for the special use permit.
5. No package sale of liquor or carryout sale of liquor is allowed.
6. All activities associated with this Special Use Permit to sell alcoholic liquor by the individual serving in the gaming parlor shall be conducted in full compliance with the Kewanee City Code and the laws and regulations of the State of Illinois.
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.

Case Number 2:

Parcel 20-28-328-016 Located at 1047 N. Main St., Special Use Permit Petition to allow an automobile, truck, utility trailer, tractor, or bus storage yard, operable vehicles only.

Property Owner: Robert Barnes, 824 Rockwell St., Kewanee, IL. 61443.

Address: 1047 N. Main St.

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Legal Description: E 1/2 OF N 1/2 LT 2 SUB OF E SW SEC 28 T15N R5E LANDS INCORP [EZ], Kewanee, Henry County, Illinois.

Location: On the West side of the 1000 Block of N. Main St.

Dimensions: 295 feet East to West, 66 feet North to South

Area: 19470 Square feet, approximately.

Existing buildings or uses: Single family dwelling (recently demolished) & accessory building(s).

Current Zoning District: B-3 Business Service & Wholesale District.

Surrounding Zoning: B-3 Business Service & Wholesale District to the South, B-1 Business District, Limited Retail to the North and R-2 One-Family Dwelling District to the West.

Existing Land Use: Low Density Residential.

Proposed Land Use Map: Commercial.

Background Information:

The proposed location previously had a single-family dwelling which was recently demolished by Barnes. The demolition work is not completed at this time. Barnes states in his narrative that he plans on finishing the work in the spring. Barnes also states, in his narrative, that he plans to grade the hill, install a fence, and repair the existing garage with a goal of finishing all the work by 2023.

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 suggested stipulations that might be placed on Special Use Permit as requested.

1. The Special Use Permit is granted to Robert Barnes, DBA Barnes Trucking, only, and is not transferable to any successor property owners.
2. The demolition work, proposed fence and building repairs shall be completed to the satisfaction of the City.
3. All work requiring permits shall only be performed after first acquiring the required permits and all inspections shall be requested and performed as required by Kewanee City Codes.
4. All structures and fences on the property shall be kept in good repair, appearance maintained and in compliance with all applicable Codes.
5. A Six (6) foot privacy fence shall be installed in full compliance with Chapter 158 of the Kewanee City Code.
6. All activities associated with this Special Use Permit to operate an automobile, truck, utility trailer, tractor, or bus storage yard, operable vehicles only shall be conducted in full compliance with the Kewanee City Code and the laws and regulations of the State of Illinois.
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.

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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 7:08 p.m. on February 25, 2021, the hearing for the Special Use Permit to allow an automobile, truck, utility trailer, tractor, or bus storage yard, operable vehicles only was held. Robert Barnes was present to represent the petition.

- Barnes stated that he wants to use the property for his trucking business. He plans to tear down the existing fence, that is in poor condition, and install a new one. He also wants to put a new roof on the existing garage.
- There was some general discussion concerning the special use being allowed in B-3 zoning. Edwards pointed out that this special use was moved to B-3 per ordinance #4014 passed on July 27, 2020 by the City Council.
- There was discussion concerning the fence height. The Plan Commission felt that a six-foot privacy fence would be adequate.

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 special use permit to allow an automobile, truck, utility trailer, tractor, or bus storage yard, operable vehicles be granted to Robert Barnes for the property located at 1047 N. Main St.

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

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1. The Special Use Permit is granted to Robert Barnes, DBA Barnes Trucking, only, and is not transferable to any successor property owners.
2. The demolition work, proposed fence and building repairs shall be completed to the satisfaction of the City.
3. All work requiring permits shall only be performed after first acquiring the required permits and all inspections shall be requested and performed as required by Kewanee City Codes.
4. All structures and fences on the property shall be kept in good repair, appearance maintained and in compliance with all applicable Codes.
5. A six (6) foot privacy fence shall be installed in full compliance with Chapter 158 of the Kewanee City Code.
6. All activities associated with this Special Use Permit to operate an automobile, truck, utility trailer, tractor, or bus storage yard, operable vehicles only shall be conducted in full compliance with the Kewanee City Code and the laws and regulations of the State of Illinois.
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.

There being no further business, the meeting adjourned at 7:32 p.m.

Respectfully yours,



Steve Morrison, Chairman



PLAN COMMISSION Date 2/25/2021

Attendance Tolger Stipulations Burves Stipulations

	yes	no	yes	no	yes	no	yes	no	yes	no	yes	no
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EDLEMAN	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
HEMPHILL	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SELLERS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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HODGE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SAYERS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
MILROY	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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