

*Everything You Need!*

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March 25, 2022

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

RE: Report from Plan Commission for March 24, 2022, Meeting.

The Plan Commission convened on March 24, 2022, in the Council Chambers at Kewanee City Hall, commission members Edleman, Sellers, Mirocha and Sayers were absent. For business, there was one case to be heard.

**Case Number 1:**

**Parcel 25-04-226-041 Located at 151 Tenney St., Special Use Permit to use the existing building and property as residential and to remodel the same.**

**Property Owner:** Thomas & Diana Entas, 6265 E. 2370 St., Kewanee, IL. 61443.

**Applicant:** Christopher & April Woods, 713 Roosevelt Ave., Kewanee, IL. 61443

**Address:** 151 Tenney St.

**Legal Description:** E105 LOT 3 DEUTSCHLANDS SUB OF LT 4 OF GLEASONS EST SUB LOT 20 ORIG TOWN OF WETH CITY OF KEWANEE [EZ], Henry County, Illinois.

**Location:** On the Northwest corner of Tenney St. and W. Mill St.

**Dimensions:** 115 feet East to West, 55 feet North to South

**Area:** 6325 Square feet, approximately.

**Existing buildings or uses:** Single family dwelling renovated for office space.

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

**Surrounding Zoning:** Land to the North, East and West is zoned B-3 Business Service & Wholesale District. Land to the East is zoned R-2 One Family Dwelling District.

**Existing Land Use:** Commercial.

**Proposed Land Use Map:** Commercial.

**Background Information:**

Chris Woods contacted me in reference to purchasing the subject property for residential use. He was advised that the property is zoned B-3 and has been recently used as a medical supply/service office and prior to that, an insurance office. Because the property has been utilized as a business use for the last several years, and because it exists within a Business Zoned District, in order to begin using it as residential, a special use needs issued to be code compliant.

Should the special use be granted, Chris and April Woods plan to build a garage behind the existing house.

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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.

**The City would recommend that all signage and supporting structures for said signage be removed within 6 months.**

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 March 24, 2022, the hearing for a Special Use Permit to use the existing building and property as residential and to remodel the same. Chris Woods was present to represent the petition.

- Edwards read the background information and reminded the Commission that there was a similar case heard and passed in March of 2020 for the old radio station building on the S-curve.
- Costenson inquired what stipulations were placed on the case from 2020. Edwards read the stipulation which stated: The Special Use Permit to use the existing building and property located at 133 E. Division St. as residential and to remodel the same be restricted to R2 uses and restrictions as outlined in the City of Kewanee Zoning Code. No Business uses as allowed in B1 or greater shall be allowed as long as the property remains in use as Residential.
- Woods said that he and his wife are looking to downsize their residence since their kids have all moved on. Woods is looking to have less yard work and plans to construct a garage behind the house.
- There was brief discussion reference to the zoning for the property. The Special Use Permit does not change the zoning designation.
- Morrison stated a concern that he thinks the Special Use Permit should have a stipulation that it is not transferrable and if Woods should sell the property, the new owner should be required to follow the same Special Use process.
- Edwards reminded the Commission that the entire block to the North is all residences and any of the residents is within their rights to sell their house as a

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house without the need for a Special Use Permit. Edwards said the only reason Woods is required to follow this procedure is because the building/house on the subject property has been utilized as a business use for several years; therefore, it is considered a business. Once the property is returned to a residential use (no change in zoning designation), in Edwards' opinion, it should remain a residential use regardless of it being sold in the future. However, should it be sold and utilized as an office/business use again, if in the future someone would want to turn it back into a residential use, they too would have to follow the same procedure as Woods is doing now.

- Commission members Hodge and Costenson agreed with Edwards.
- Edwards did state that the commission could consider a stipulation to have the existing signage removed within a certain time. Woods stated that he and his wife already had plans to remove the signage.

There were no others present in support of the petition.

There were no objectors.

**Recommendation:**

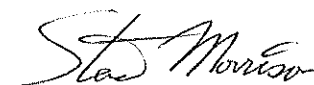
After discussing the facts and testimony presented, the Plan Commission, by a vote of five in favor, none opposed, four absent, that the request for a Special Use Permit to use the existing building and property as residential and to remodel the same.

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

- The Special Use Permit to use the existing building and property located at 151 Tenny St. as residential and to remodel the same be restricted to R2 uses and restrictions as outlined in the City of Kewanee Zoning Code. No Business uses as allowed in B1 or greater shall be allowed as long as the property remains in use as Residential.

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

Respectfully yours,



Steve Morrison, Chairman

By: 

PLAN COMMISSION Date 3/24/2022

Attendance S.U. Stips

	Attendance	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
COSTENSON 3/24 Y	✓	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
EDLEMAN 3/24 N	X	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
HEMPHILL 3/24 Y	✓	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
SELLERS 3/24 MSG	X	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
MIROCHA 3/24 N	X	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
MORRISON 3/24 Y	✓	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
HODGE 3/15 Y	✓	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
SAYERS 3/3 N	X	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
MILROY 3/24 Y	✓	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
	5 present	5 Y	0 N	5 Y	0 N	5 Y	0 N	5 Y	0 N