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April 23, 2021

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

RE: Report from Plan Commission for April 22, 2021 Meeting.

The Plan Commission convened on April 22, 2021 in the Council Chambers at Kewanee City Hall, commission members Costenson, Edleman, Mirocha and Hodge were absent. For business, there were two cases to be heard.

Case Number 1:

Parcel 20-28-179-037 Located at 1109 N. Main St., Establish Zoning for property being annexed into the city limits of the City of Kewanee.

Property Owner: Tom Greiner, Madison Mini Storage, 3691 Midland Rd., Kewanee, IL. 61443.

Address: 1109 N. Main St.

Legal Description: LTS 3,4 & 5 & E46 OF LTS 6,7 & 8 STANLEYS SUB OF LT 1 & PT LT 2 & 6 KMMC SUB SE NW SEC 28 T15N R5E, Henry County, Illinois.

Location: On the West side of the 1100 block of N. Main St.

Dimensions: 181.3 feet East to West, 141.5 feet North to South

Area: 25654 Square feet, approximately.

Existing buildings or uses: Vacant parcel.

Current Zoning District: B-3 Business District – General Retail (Henry County Zoning).

Surrounding Zoning: Land on all sides is zoned B-3.

Existing Land Use: N/A.

Proposed Land Use Map: N/A.

Background Information:

The subject property is currently outside of the city limits of the City of Kewanee and is currently zoned B-3 under the Zoning Code of Henry County. The property owner has filed the appropriate paperwork to annex the parcel into the City of Kewanee and is making plans to establish a mini storage business on the property. In order to establish the mini storage business on the property, the property will need to maintain its B-3 status.

As with any property annexation, the city must establish the zoning for the property. When looking at the City Zoning map, both sides of North Main St. from Sixth St. North to the city limits is all zoned B-3 with exception to Northeast Park and one property located at the Southwest corner of North Main St. and West Eleventh St. I called the Henry County Zoning official and inquired about the parcels North of the city limits and was advised those parcels are also all zoned B-3.

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With this in consideration, the request to keep the B-3 zoning status would keep continuity with the existing zoning and with the Existing and Future Land Uses listed within the City Comprehensive Plan.

I do not see any items of concern with this zoning request.

The Public Hearing:

At 7:00 p.m. on April 22, 2021, the hearing to establish zoning for property being annexed into the city limits of the City of Kewanee was held. Tom Greiner was present represent the petition.

- Greiner stated that he is originally from Washington Iowa and has mini storage units there and they fill up just about as fast as he can put them up. He stated he has no intentions of leaving Kewanee, so he inquired with a real estate agent to find property to build mini storage units and this property is what was found. The property is under Henry County jurisdiction at this time. Greiner said the main advantage to annexing the property to Kewanee would be the front yard setback. Which simply gives a little more room for his buildings and customers.
- Morrison reminded the commission that this is not a hearing to annex the property into the City but rather it is a hearing to recommend the zoning for the property, should the property become annexed into the City.
- Edwards stated that the property is currently zoned B-3 under the Henry County zoning codes. With that said, Greiner can place mini storage units on the property right now. The difference is, to place the buildings where Greiner would like to place them, he would need a variance through Henry County. Greiner has done his research and found that the process for annexing the property would be a better option for him. By annexing the property into the City, Greiner would be able to move his buildings up even with the existing building line of the adjacent properties.
- Edwards reminded the Plan Commission that the Main St. corridor is all zoned Business and most of which is B-3. By allowing the property to maintain it's B-3 status would not be out of character for the surrounding area.

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 if the site was annexed to the City of Kewanee, the zoning district of 1109 N. Main St. shall be B-3 Business and Wholesale District.

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Case Number 2:

Discussion of the proposed changes to the City Disturbing The Peace/Noise Ordinance.

Background Information:

At the November 19, 2020 Plan Commission meeting, the Commission directed the City to research and write an updated ordinance to address nuisance noise. After a considerable research, I found an ordinance from a municipality in Florida that seemed to address our needs and was used as the base of the attached draft.

Please note in the proposed ordinance there is a defined "Entertainment Area". This Entertainment Area has exact noise levels that are established and can be measured. You will notice that areas outside of the Entertainment Area have a separate set of parameters that define unreasonably excessive noise from a property. This section (E) would apply to all "neighborhood" bars that exist within a residential district.

This ordinance was given to the City Manager, City Attorney and the Chief of Police for review/discussion. City Staff feels that this ordinance fills the gaps of our current ordinance pertaining to nuisance noise/disturbing the peace, which currently is very minimal.

The Discussion:

At 7:15 p.m. on April 22, 2021, the discussion for the proposed changes to the City Disturbing The Peace/Noise Ordinance began.

- Edwards reminded the commission of the meeting on November 19, 2020 where the commission requested that Edwards research and write a new ordinance pertaining to Disturbing the Peace and Noise.
- Edwards stated that he researched noise ordinances online and found several examples from other communities ranging from what the City currently has, to very detailed and more extensive than what we would probably need. The one that seemed to meet our needs the best is from a municipality in Florida. Edwards said that he presented it to the City Attorney, Chief of Police and the City Manager. Changes were made based on their recommendations and it was reviewed once again with the Chief of Police and one of his Sergeants. The Chief advised Edwards that this version in front of the commission was one that he felt the police could work with.
- Edwards pointed out a key point to the proposed ordinance which defines an "Entertainment Area". The ordinance defines specific sound levels and time frames for this area. The ordinance also defines parameters for noise complaints outside of

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the Entertainment Area. Edwards stated that this is important because what might be loud and potentially disturbing to one person can be completely different to another person due to personal tastes and/or hearing abilities.

Recommendation:

After discussion, the Plan Commission had no suggested changes to the proposed draft.

There being no further business, the meeting adjourned at 7:29 p.m.

Respectfully yours,

Steve Morrison

Steve Morrison, Chairman

8-7:
[Signature]

PLAN COMMISSION

Date

4/22/21

Attendance *Zoning* *Noise ordinance*

	yes	no	yes	no	yes	no	yes	no	yes	no	yes	no
	abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent	abstain	absent
COSTENSON	X	absent	absent	absent	absent	absent	absent	absent	absent	absent	absent	absent
EDLEMAN	X	absent	absent	absent	absent	absent	absent	absent	absent	absent	absent	absent
HEMPHILL	✓	absent	absent	absent	absent	absent	absent	absent	absent	absent	absent	absent
SELLERS	✓	absent	absent	absent	absent	absent	absent	absent	absent	absent	absent	absent
MIROCHA	X	absent	absent	absent	absent	absent	absent	absent	absent	absent	absent	absent
MORRISON	✓	absent	absent	absent	absent	absent	absent	absent	absent	absent	absent	absent
HODGE	X	absent	absent	absent	absent	absent	absent	absent	absent	absent	absent	absent
SAYERS	✓	absent	absent	absent	absent	absent	absent	absent	absent	absent	absent	absent
MILROY	✓	absent	absent	absent	absent	absent	absent	absent	absent	absent	absent	absent
	<i>Spent - 5 ON</i> <i>Discussion 04/4</i>											