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April 28, 2023

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

RE: Report from Plan Commission for April 27, 2023 Meeting.

The Plan Commission convened on April 27, 2023 in the City Council Chambers, at 401 E Third Street at 5:00 PM, Thursday, April 27, 2023, commission members Costenson, Sellers and Mirocha were absent. For business, there was one item to be heard.

Case Number 1:

Parcel 20-33-161-006, 113 S. Grove St., Requesting a Special Use Permit to allow a Multiple-family dwelling unit with four units.

Property Owner: JANEY , JOEY L SR & AUTUMN L, 8227 415 E. ST., NEPONSET, IL. 61345.

Applicant: John Murray, 28032 N 700 Ave., Kewanee, IL. 61443 AND Rich Murray, 1405 W. Prospect St., Kewanee, IL. 61443

Address: 113 S. Grove St.

Legal Description: LOT 9 BLK 4 TENNEYS 1ST ADD CITY OF KEWANEE, Henry County, Illinois.

Location: 100 block of S. Grove St. on the West side of the street.

Dimensions: Approximately 116 feet East to West, 66 feet North to South.

Area: 7656 Square feet.

Existing buildings or uses: Two story dwelling.

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

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

Existing Land Use: High Density Residential.

Proposed Land Use Map: High Density Residential.

Background Information:

John Murray contacted me and wanting to know if he could put a multiple family dwelling in the subject property. Murray stated he is considering purchasing the property. I advised Murray that the property is zoned R-4 Two-Family Dwelling District and that he would need to get a Special Use Permit for a multiple family dwelling. Murray filed the appropriate paperwork and had the current land owner sign the application which serves as affidavit giving Murray permission to seek the Special Use Permit.

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It should be noted that Murray plans to purchase 623 W 1st St, owned by the same person who owns 113 S. Grove St. This second property has been established as a lawful non-conforming parking area and will serve as parking for the tenants. Murray has advised they plan to improve the parking area.

The City has no argument against the request.

Directly below is a set of stipulations that might be placed on a Special Use Permit for a Multiple-Family dwelling:

1. The Special Use Permit to allow a multiple family dwelling is granted to John and Rich Murray and their assigns.
2. Off street parking shall be maintained as an improved parking surface with sufficient parking spaces for all tenants.
3. All building, electrical and plumbing permits and inspections must be acquired and performed to the satisfaction of the City of Kewanee's building department.
4. All electrical work must be performed by a licensed electrician registered with the City of Kewanee.
5. All plumbing work must be performed by a state licensed plumber.
6. 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.
7. All activities associated with this Special Use Permit for a multiple family dwelling shall be conducted in full compliance with the Kewanee City Code and the laws and regulations of the State of Illinois.

The Public hearing:

At 5:00 p.m. on April 27, 2023 the Plan Commission meeting began. Prior to the hearing for the above noted case, the City Attorney held a training session covering Roberts Rules of Order and general meeting procedures.

After the training session, the hearing for the requested Special Use Permit began. John Murray was present to support the petition.

- Morrison called the meeting to order.
- Hodge made a motion to consider the Special Use Permit application. Milroy 2nd the motion.
- Edwards read the background information for the case. Edwards added that Morrison called him earlier this same day questioning the parking area 623 W 1st St. Morrison said he thought, at some point in the history of this lot, there was a special use permit for the parking area that was given to the Church located at 119 S Grove St., Edwards stated that he researched the table of special uses and found no

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evidence of a special use permit for the parking lot. Edwards added that he checked the street file and found no evidence showing that the parking lot has ever been anything other than a parking lot. With this said, Edwards said he believes the parking lot holds a lawful non-conforming status as a parking lot and may continue as a parking lot until such time the current use changes.

- Morrison asked if the requested special use would be similar to what would normally be found in an R-5 district.
- Edwards responded, yes normally a multiple family dwelling would be found in an R-5 district; however, it is also a permitted special use inside an R-4 district as well.
- John Murray said the building is approximately a 4000 square foot duplex that has college students as tenants. Murray said that the college students usually move out after May and at that time Murray plans to renovate the building into single bedroom apartments.
- There were no objectors.
- Edwards added that he has had conversations with Murray with concerns to the building codes and the required square footage for habitable spaces etc. and that Murray understood the requirements and that all renovation work will be inspected for compliance with the codes.
- Edwards said that on a nuisance enforcement side of things, there's one apartment building in particular that used to be a "college house" that his department had dealings with on a regular basis. Murray now owns this house and his department has had no complaints on this particular property since the change of ownership.

Recommendation:

After discussing the facts and testimony presented, the Plan Commission, by a vote of six in favor, none opposed, three absent, to grant the special use permit for a Multiple-Family Dwelling as applied for.

- Morrison asked for a motion to consider the seven recommended stipulations.
- Sayers made a motion to consider the stipulations. Hodge 2nd the motion.
- Morrison read the suggested stipulations.
- Morrison asked if the first stipulation should be added that the Zoning would be an R-5.
- Edwards stated there is no reason to change the Zoning for the parcel because "Multiple Family Dwellings and Apartments" is listed as a Permitted Special Use that may be applied for in all Residential Zoning Districts.

Recommendation:

The Plan Commission, by a vote of six in favor, none opposed, three absent, to approve the suggested stipulations for the special use permit.



Community Development Department
401 E Third St
Kewanee, IL. 61443

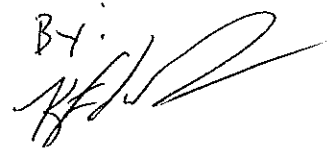
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There being no further business, the meeting adjourned at 5:40 p.m.

Respectfully yours,

Steve Morrison

BY:


Steve Morrison, Chairman

