

Everything You Need!

Phone 309-761-1013
Fax 309-856-6001

May 25, 2023

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

RE: Report from Plan Commission for May 25, 2023 Meeting.

The Plan Commission convened on May 25, 2023 in the City Council Chambers, at 401 E Third Street, commission members Costenson, Sellers, Mirocha and Hodge were absent. For business, there were two cases to be heard.

Case Number 1:

Parcel 20-33-132-003 located at 325 W. 4th St., Requesting a Special Use Permit to allow a Beer Garden.

Property Owner: Kenneth Westefer, 209 W. Prospect St., Kewanee, IL. 61443

Applicant: Kenneth Westefer, 209 W. Prospect St., Kewanee, IL. 61443

Address: 325 W. 4th St.

Legal Description: LOTS 2 & 3 BLK 10 & VAC ODEA ST S & ADJ ORIGINAL TOWN CITY OF KEWANEE [EZ], Henry County, Illinois.

Location: 300 block of W. 4th St. on the South side of the street.

Dimensions: Approximately 128 feet East to West, 150 feet North to South.

Area: 16735 Square feet. (Dimensions and Area are approximate. The parcel is irregular in shape.)

Existing buildings or uses: Bar/gaming parlor, three other buildings used for storage and construction business.

Current Zoning District: M-1 Manufacturing District, Limited.

Surrounding Zoning: M-1 Manufacturing District, Limited.

Existing Land Use: Light Industrial.

Proposed Land Use Map: Light Industrial.

Background Information:

Kenneth Westefer has been remodeling the building, which was once an office building for a construction company, changing the use to a small bar and gaming location. Westefer has all permitting requirements. Westefer would like to fence in the area at the West side of the building and utilize the space as a Beer Garden.

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Edwards had a conversation with City Manager Bradley concerning making Special Use Permits for Beer Gardens transferable to new owners should a property be sold. It was agreed that if a Beer Garden already exists on a site that is sold, that the Special Use Permit AND all stipulations associated with the Special Use Permit should transfer to the new owners. Because the stipulations will transfer with the Special Use Permit, said permit can still be revoked if needed. This follows the City's mission of being more business friendly yet allow us to take action to revoke a permit if an issue arises making it necessary.

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 Beer Garden:

1. The Special Use Permit for a beer garden is granted to Ken Westefer and his assigns.
2. The configuration and uses of various parts of the beer garden shall remain in substantial compliance with the floor plan submitted along with the petition for the Special Use Permit.
3. No package sale of liquor, or carryout sale of liquor is allowed.
4. The proposed beer garden shall comply with Chapter 111 Alcoholic Liquor and section 155.117 Beer Garden/Outdoor Eating Area of the City Code.
5. Any violation of the terms and conditions of the Special Use Permit are subject to review and possible revocation by the Plan Commission and City Council.
6. The beer garden shall close at 11:00 pm Sunday through Thursday and at midnight Friday and Saturday.

The Public hearing:

At 5:00 p.m. on May 25, 2023 the hearing for the requested Special Use Permit began. Kenneth Westefer was present to support the petition.

- Morrison called the meeting to order.
- Hasse made a motion to consider the Special Use Permit application. Milroy 2nd the motion.
- Edwards read the background information for the case.
- Westefer stated that he wants the beer garden so there is a place for people to go outside without leaving their drinks unattended on the inside. He also said he wants to make an area within the beer garden for customers to play in bags tournaments.
- Westerfer said he is going to move the fence for the beer garden back from the front lot line 2 feet from where it is shown on the drawing in the packet.
- There were no residents present in opposition to the request.

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Recommendation:

After discussing the facts and testimony presented, the Plan Commission, by a vote of five in favor, none opposed, four absent, to grant the special use permit for a Beer Garden as applied for.

- Morrison asked for a motion to consider the six recommended stipulations.
- Sayers made a motion to consider the stipulations. Milroy 2nd the motion.
- Morrison read the suggested stipulations.
- Edwards noted that the typical stipulation made the special use permit for beer gardens that made the special use permit non-transferable was omitted. Edwards stated that he had discussions with the City Manager, and both agreed that this particular stipulation was not needed. If we make the special use permit transferable, then all the stipulations transfer as well which still allows the permit to be revoked under a new owner if needed.

Recommendation:

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

Case Number 2:

Parcel 25-04-480-014 located at 630 Tenney St., Requesting a Special Use Permit to allow an Off-Premises Sign.

Property Owner: PMP Holdings, LLC., 719 Richmond Ave St. Suite B, Ottumwa, IA. 52501

Applicant: Robinson Outdoor, LLC., 50 Robinson Industrial Dr., Perryville, MO. 63775

Address: 630 Tenney St.

Legal Description: LT 157 E OF HWY, EX N33 ORIG TOWN OF WETHERSFIELD, CITY OF KEWANEE [EZ], Henry County, Illinois.

Location: Northeast corner of Tenney St. and East South St.

Dimensions: North lot line 289 feet. East lot line 292 feet.

Area: Approximately 32670 sq. ft. (Dimensions and Area are approximate. The parcel is irregular in shape.)

Existing buildings or uses: US Cellular retail store and Scooters drive through coffee.

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

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

Existing Land Use: Commercial.

Proposed Land Use Map: Commercial.

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Background Information:

Danny Marler, Project Manager for Robinson Outdoor, contacted the city to inquire about the placement of an off-premises digital sign. Marler was made aware of the Special Use Permit requirement and process and filed the appropriate paperwork and application. Marler is aware of the State of Illinois requirements and was told approval by the State will also be needed before a building permit can be issued.

Marler gave a presentation to City staff to show how his company and their signs can benefit not only local businesses but also the city. Marler said the sign can be used by the city to help spread the word about severe weather or other City related urgent information. Please see the included brochure provided by Marler.

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 the installation of an off-premises sign:

1. The Special Use Permit to install an off-premises sign is granted to Robinson Outdoor, LLC. and PMP Holdings, LLC. and their assigns.
2. Robinson Outdoor, LLC. must provide proof of approval from the Illinois Department of Transportation for the installation of an off-premises sign on property that exists along a State Highway.
3. Robinson Outdoor, LLC. must apply for and receive an approved Building Permit through the City of Kewanee Department of Community Development.
4. Robinson Outdoor, LLC. must follow all inspection procedures required by the Department of Community Development during the sign installation.
5. Should the digital sign become inoperable for longer than 6 months, Robinson Outdoor, LLC, and PMP Holdings, LLC. OR their assigns, shall cause the sign to be removed in its entirety from the property.

The Public hearing:

At 5:12 p.m. on May 25, 2023 the hearing for the requested Special Use Permit began. Danny Marler was present to support the petition.

- Sayers made a motion to consider the Special Use Permit application. Hasse 2nd the motion.
- Edwards read the background information for the case.
- Edwards stated that no building permit will be issued until Marler presents the City with the required approval from the State as the sign is along a State Highway.

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- Edwards said that city staff believes the sign would be a benefit to the city as Marler's company will allow the city to put whatever is needed on the sign at no cost; for example, missing persons, boil orders, special events (hog days, prairie chicken festival), etc. In the event of severe weather, the sign automatically is controlled by the National Weather Service.
- Marler echoed what Edwards said and added that the sign also has automatic dimming. So, if the weather is overcast the sign will dim down, if the weather is bright and sunny the sign will get brighter. Marler said that they make sure that all of their signs are set under state and federal guidelines for overall brightness whether it's day or night.
- Marler said that in the event of a catastrophic situation, they will relinquish their sign to the city to put any needed information on it.
- Hasse stated his concern was if the sign was going to block view of other businesses signs in the area.
- Marler responded that if they do their best to not block other businesses signs because if they are blocking a sign from a particular direction, then the sign they are blocking is also blocking Marler's proposed sign. Marler stated they don't want to do that.

Recommendation:

After discussing the facts and testimony presented, the Plan Commission, by a vote of five in favor, none opposed, four absent, to grant the special use permit for an Off Premises Sign as applied for.

- Morrison asked for a motion to consider the five recommended stipulations.
- Sayers made a motion to consider the stipulations. Hasse 2nd the motion.
- Morrison read the suggested stipulations.

Recommendation:

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

Other Business:

The Plan Commission held a brief hearing to discuss meeting times.

- Morrison asked for a motion to consider meeting time changes.
- Hasse made a motion to move the meeting time to 5:30 p.m. Milroy 2nd the motion.
- Morrison asked Edwards for input. Edwards said that there are times, if there's a meeting with a lot of minutes and ordinances to type, that a Wednesday meeting

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would be helpful, on his side of things, in order to get everything done for council meeting packets.

- Hasse rescinded his original motion and made a new motion to move the meeting to the fourth Wednesday of every month at 5:30 p.m.
- There was discussion concerning whether the meetings needed to be changed to a different day during the months of November and December. Edwards stated that the fourth Wednesday of every month should still work for November and December.

Vote result:

The Plan Commission, by a vote of four in favor, one opposed, four absent, to change the meeting to the fourth Wednesday of every month at 5:30 p.m.

There being no further business, the meeting adjourned at 5:38 p.m.

Respectfully yours,

Steve Morrison

Steve Morrison, Chairman

By:


PLAN COMMISSION Date 5/25/23

Attendance 1

STALS 2 STALS meetings times.

	yes	no	yes	no	yes	no	yes	no	yes	no
COSTENSON	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
HASSE	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
HEMPHILL S/19 Y	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
SELLERS	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
MIROCHA	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
MORRISON	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
HODGE	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
SAYERS	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
MILROY	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
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