

Everything You Need!

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

July 29, 2022

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

RE: Report from Plan Commission for July 28, 2022, Meeting.

The Plan Commission convened on July 28, 2022, in the Council Chambers at Kewanee City Hall, commission members Costenson, Hodge and Sayers were absent. For business, there was one case to be heard.

Case Number 1:

Parcel 25-05-285-005 Located at the Southeast corner of West Church St. and Bronson St., Rezoning request from B-3 Business Service & Wholesale District to R-1 One-Family Dwelling District.

Property Owner: Mike Adams, 846 Sunset Dr., Kewanee, IL. 61443.

Applicant: Kyle Dennison, 216 Edwards., Kewanee, IL. 61443

Address: W. Church St.

Legal Description: LTS 7 THUR 11 BLK 17 WEST END ADD VILLAGE OF WETHERSFIELD CITY OF KEWANEE, Henry County, Illinois.

Location: Southeast corner of West Church St. and Bronson St.

Dimensions: 230 feet East to West, 144 feet North to South

Area: 33120 Square feet, approximately.

Existing buildings or uses: None.

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

Surrounding Zoning: R-1 One-Family Dwelling District to the South and East. R-3 One-Family Dwelling District to the West, Northwest and North East. M-1 Manufacturing District-Limited to the North.

Existing Land Use: Low density residential.

Proposed Land Use Map: Low density residential.

Background Information:

Kyle Dennison met with me at City Hall in reference to the subject property. Dennison is doing his due diligence prior to purchasing the property. The subject property is currently zoned B-3 Business Service & Wholesale District. Dennison would like to purchase the property, if the rezoning request is approved, and plans to build a new house on the property. In order to build the new house, the property would need to be zoned R-1 One-Family Dwelling District.

Dennison also check with Public Works to verify water and sewer is available to the parcel, which they are.

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The City has no argument against the rezoning request as filed.

The Public Hearing:

At 7:00 p.m. on July 28, 2022, the hearing for the re-zoning request was held. Mike Adams was present to represent the petition.

- Edwards read the background information.
- Edwards presented the City Zoning Map to the Commission to show the subject property location and surrounding zoning.
- Mike Adams inquired if the subject parcel was Enterprise Zone and if that would remain for Dennison. Edwards stated that the Enterprise Zone would remain.
- There was no further discussion.

There were no others present in support of the petition.
There were no objectors.

Recommendation:

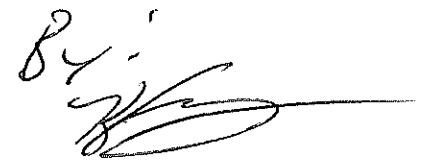
After discussing the facts and testimony presented, the Plan Commission, by a vote of six in favor, none opposed, three absent, that the re-zoning request be granted.

There being no further business, the meeting adjourned at 7:07 p.m.

Respectfully yours,



Steve Morrison, Chairman



PLAN COMMISSION

Date

7/28/22

Attendance

COSTENSON	X	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
EDLEMAN 7/26 Y	✓	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
HEMPHILL 7/28 Y	✓	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
SELLERS 7/28 Y	✓	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
MIROCHA 7/28 Y	✓	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
MORRISON 7/28 Y	✓	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
HODGE	X	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
SAYERS	X	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
MILROY 7/28 Y	✓	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
	6 present								