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Fax 309-856-6001

September 25, 2020

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

RE: Report from Plan Commission September 24, 2020 Meeting.

The Plan Commission convened on September 24, 2020, Commission members Costenson, Edleman and Hemphill were absent. For business, there were three Special Use Permit applications to be heard; however, the third application for the Sunpin Solar Development is continued until the October 22, 2020 meeting.

**Case Number 1:**

**Parcel 25-09-226-019 Located at 901 Tenney St., Special Use Permit Petition to serve alcohol by the drink.**

**Property Owner:** Sanjay Patel, 1260 Montclair Pl., Schamburg, IL. 60173.

**Address:** 901 Tenney St.

**Legal Description:** LTS 1 & W BLK 4 & W210 S1/2 LT 2 & W210 LT 9 BLK 3 & PT VAC ALY ZANGS SUB NE SEC 9 T14N R5E LANDS INCORP [EZ], Kewanee, Henry County, Illinois.

**Location:** On the West side of the 900 Block of Tenney St.

**Dimensions:** Approximately 185 feet North to South and 524.89 East to West. The property has another section at the Northwest end that heads North an additional 270 feet and is 212 feet East to West.

**Area:** 3.54 Acres or 154345 Square feet, approximately.

**Existing buildings or uses:** Motel

**Current Zoning District:** B-3 Business and Wholesale District.

**Surrounding Zoning:** B-3 Business and Wholesale District.

**Existing Land Use:** Commercial.

**Proposed Land Use Map:** Commercial.

Background Information:

The property is currently a Motel 6. The owner wishes to renovate existing square footage inside the motel into a bar use and is applying for a Special Use Permit to serve alcohol by the drink in the proposed bar. Please see the included written business plan.

I don't see any items of concern with this Special Use Permit request. At the end of this section are the three criteria that have to be satisfied prior to recommending a Special Use Permit granted. Directly below is a set of typical stipulations that might be placed on a Special Use Permit to sell alcohol by the serving.

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1. The Special Use Permit is granted to Sanjay Patel, DBA Motel 6, only, and is not transferable to any successor property owners and/or operators of a restaurant or bar serving alcohol on the site.
2. Said Special Use Permit shall not become effective until such time as a liquor license is lawfully obtained from the City of Kewanee and the State of Illinois.
3. The sale of alcoholic beverages shall be permitted only during the hours as allowed by the license classification issued by the liquor commissioner as permitted by Section §111.18 of the City Code of the City of Kewanee.
4. The configuration and uses of various parts of the building shall remain in substantial compliance with the floor plan submitted along with the petition for the special use permit.
5. No package sale of liquor or carryout sale of liquor is allowed.
6. All activities associated with this Special Use Permit to sell alcoholic liquor by the individual serving in the gaming parlor shall be conducted in full compliance with the Kewanee City Code and the laws and regulations of the State of Illinois.
7. 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.

**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 September 24, 2020, the hearing on the proposed Special Use Permit to allow the sale of alcohol by the drink at 901 Tenney St. was held. **Sanjay Patel** of Narayan Hospitality Corp, Motel 6, was present to represent the application.

- Patel stated that they have received numerous requests from their guests to have a bar inside the motel so they don't have to leave the motel to visit a bar. Patel stated this would make it safer for their customers so they wouldn't be driving back to the motel after visiting a bar elsewhere in town.

There were no others to speak in support of the petition.

There were no others to speak in opposition of the petition.

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**Recommendation:**

After discussing the facts and testimony presented, the Plan Commission recommends, by a vote of six in favor of the application, none opposed to the application, three absent, that the application to grant a Special Use Permit to serve alcohol by the drink be approved by the City Council. Specifically, the Plan Commission recommends that a Special Use Permit allowing the serving of alcohol by the drink at 901 Tenney St. be granted to Sanjay Patel and Motel 6.

Additionally, the Plan Commission recommends by a vote of six in favor, none opposed, three absent that the following seven stipulations be placed on the Special Use Permit.

1. The Special Use Permit is granted to Sanjay Patel, DBA Motel 6, only, and is not transferable to any successor property owners and/or operators of a restaurant or bar serving alcohol on the site.
2. Said Special Use Permit shall not become effective until such time as a liquor license is lawfully obtained from the City of Kewanee and the State of Illinois.
3. The sale of alcoholic beverages shall be permitted only during the hours as allowed by the license classification issued by the liquor commissioner as permitted by Section §111.18 of the City Code of the City of Kewanee.
4. The configuration and uses of various parts of the building shall remain in substantial compliance with the floor plan submitted along with the petition for the special use permit.
5. No package sale of liquor or carryout sale of liquor is allowed.
6. All activities associated with this Special Use Permit to sell alcoholic liquor by the individual serving in the gaming parlor shall be conducted in full compliance with the Kewanee City Code and the laws and regulations of the State of Illinois.
7. 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.

**Case Number 2:**

**Parcel 20-33-178-028 Located at 112 W 2<sup>nd</sup> St., Special Use Permit Petition to serve alcohol by the drink in the proposed gaming parlor.**

**Property Owner:** Balwant Patel, 2916 Leanne Ct, Northbrook, IL. 60063.

**Address:** 112 W 2<sup>nd</sup> St.

**Legal Description:** LOT 22 COUNTY CLERKS SUB OF PT BLK 16 ORIG TOWN CITY OF KEWANEE [EZ], Henry County, Illinois.

**Location:** On the North side of the 100 Block of W 2<sup>nd</sup> St.

**Dimensions:** 25 feet East to West, 64 feet North to South

**Area:** 1600 Square feet, approximately.

**Existing buildings or uses:** Vacant Commercial building.

**Current Zoning District:** B-1 Business District – Limited Retail.

**Surrounding Zoning:** B-1 Business District.

**Existing Land Use:** Commercial.

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**Proposed Land Use Map:** Commercial.

**Background Information:**

The proposed location is currently vacant. The applicant currently operates a gaming location directly across the street and is relocating to the subject property. Please see the included written business plan.

I don't see any items of concern with this Special Use Permit request. At the end of this section are the three criteria that have to be satisfied prior to recommending a Special Use Permit granted. Directly below is a set of typical stipulations that might be placed on a Special Use Permit to sell alcohol by the serving.

1. The Special Use Permit is granted to Balwant Patel, DBA Big River Gaming LLC. only, and is not transferable to any successor property owners and/or operators of a restaurant or bar serving alcohol on the site.
2. Said Special Use Permit shall not become effective until such time as a liquor license is lawfully obtained from the City of Kewanee and the State of Illinois.
3. The sale of alcoholic beverages shall be permitted only during the hours as allowed by the license classification issued by the liquor commissioner as permitted by Section §111.18 of the City Code of the City of Kewanee.
4. The configuration and uses of various parts of the building shall remain in substantial compliance with the floor plan submitted along with the petition for the special use permit.
5. No package sale of liquor or carryout sale of liquor is allowed.
6. All activities associated with this Special Use Permit to sell alcoholic liquor by the individual serving in the gaming parlor shall be conducted in full compliance with the Kewanee City Code and the laws and regulations of the State of Illinois.
7. 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.

**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 7:08 p.m. on September 24, 2020, the hearing on the proposed Special Use Permit to allow the sale of alcohol by the drink at 112 W. 2<sup>nd</sup> St. was held. **Bill Cox** of Big River Gaming, was present to represent the application.

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- Cox stated that there are relocating from their current location across the street to 112 W 2<sup>nd</sup> St. It will be the same use and business plan.

There were no others to speak in support of the petition.

There were no others to speak in opposition of the petition.

**Recommendation:**

After discussing the facts and testimony presented, the Plan Commission recommends, by a vote of six in favor of the application, none opposed to the application, three absent, that the application to grant a Special Use Permit to serve alcohol by the drink be approved by the City Council. Specifically, the Plan Commission recommends that a Special Use Permit allowing the serving of alcohol by the drink at 901 Tenney St. be granted to Sanjay Patel and Motel 6.

Additionally, the Plan Commission recommends by a vote of six in favor, none opposed, three absent that the following seven stipulations be placed on the Special Use Permit.

1. The Special Use Permit is granted to Balwant Patel, DBA Big River Gaming LLC. only, and is not transferable to any successor property owners and/or operators of a restaurant or bar serving alcohol on the site.
2. Said Special Use Permit shall not become effective until such time as a liquor license is lawfully obtained from the City of Kewanee and the State of Illinois.
3. The sale of alcoholic beverages shall be permitted only during the hours as allowed by the license classification issued by the liquor commissioner as permitted by Section §111.18 of the City Code of the City of Kewanee.
4. The configuration and uses of various parts of the building shall remain in substantial compliance with the floor plan submitted along with the petition for the special use permit.
5. No package sale of liquor or carryout sale of liquor is allowed.
6. All activities associated with this Special Use Permit to sell alcoholic liquor by the individual serving in the gaming parlor shall be conducted in full compliance with the Kewanee City Code and the laws and regulations of the State of Illinois.
7. 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.

**Case Number 3: Continuation of the Sunpin Solar Special Use Permit.**

No hearing. Continued until October 22, 2020

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There being no further business, the meeting adjourned at 7:17 p.m.

Respectfully yours,

*Steve Morrison*

Steve Morrison, Chairman

By:  
*[Signature]*



