

Everything You Need!

Phone 309-852-2611
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June 28, 2018

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

RE: Report from Plan Commission for June 28, 2018 Meeting.

The Plan Commission convened at 7:10 p.m. on June 28, 2018 Kewanee City Hall, Council Chambers. Commission members Costenson, Edleman, Mirocha and Reynolds were absent. For business there was one Special Use Permit application upon which to conduct a public hearing.

Case Number 1:

Parcel 20-33-178-042 Located at 202 N Tremont St., Special Use Permit Petition to serve alcohol by the drink in the proposed bar & grill.

Property Owner: Danyale Willage & David Taylor, 343 Dwight St, Kewanee, IL. 61443.

Address: 202 N Tremont St.

Legal Description: Lots 17 & 18 County Clerks Sub Pt Blk 16 Original Town City of Kewanee, Henry County, Illinois.

Location: On the Northeast corner of N Tremont St and W Second St.

Dimensions: 50 feet East to West, 42.66 feet North to South

Area: 0.049 Acres or 2133 Square feet, approximately.

Existing buildings or uses: Vacant bar & grill.

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

Surrounding Zoning: B-1 Business District – Limited Retail, B-2 Business District – General Retail to the South.

Existing Land Use: Commercial.

Proposed Land Use Map: Commercial.

Background Information:

The proposed location is currently vacant and was previously Opie's Bar & Grill.

Armando Rosas is proposing to do business as Belico. According to the provided floor plan Belico will be a bar and grill.

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 Armando Rosas & Rosas LLC, DBA Belico, 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 restaurant 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 7:10 p.m. on June 28, 2018, the hearing on the proposed Special use Permit to sell alcohol by the drink, at the proposed bar and grill at 202 N Tremont St. was held. Armando Rosas, Rosas, LLC, was present to support the petition.

- Rosas stated that he has been wanting to open his own business for quite some time and is hoping to get his liquor license soon so he can be open before Hog Days.

No others were present to speak in support of the petition.

There was no one present to speak in opposition of the petition.

Recommendation:

After discussing the facts and testimony presented, the Plan Commission recommends, by a vote of five in favor of the application, none opposed to the application, four absent, that the application to grant a Special Use Permit to sell alcohol by the drink be approved by the City

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Council. Specifically, the Plan Commission recommends that a Special Use Permit allowing the sale of alcohol by the drink at 202 N Tremont St. be granted to Armando Rosas, Rosas LLC, dba Belico.

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

1. The Special Use Permit is granted to Armando Rosas, Rosas 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 restaurant 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.

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

Respectfully yours,



Steve Morrison, Chairman

By: 

7:10 pm

PLAN COMMISSION

Date

6/28/18

Attendance S.V. S. P. Roberts

COSTENSON	X	yes	absent	no	absent	yes	absent	no	absent	yes	absent	no	absent	yes	absent	no	absent
		absain	absent	absent	absent	absain	absent	absent	absent	absain	absent	absent	absent	absain	absent	absent	absent
EDLEMAN	X	yes	absain	no	absent	yes	absain	no	absent	yes	absain	no	absent	yes	absain	no	absent
		absain	absent	absent	absent	absain	absent	absent	absent	absain	absent	absent	absent	absain	absent	absent	absent
HEMPHILL	V	yes	absain	no	absent	yes	absain	no	absent	yes	absain	no	absent	yes	absain	no	absent
		absain	absent	absent	absent	absain	absent	absent	absent	absain	absent	absent	absent	absain	absent	absent	absent
MINELLA	V	yes	absain	no	absent	yes	absain	no	absent	yes	absain	no	absent	yes	absain	no	absent
		absain	absent	absent	absent	absain	absent	absent	absent	absain	absent	absent	absent	absain	absent	absent	absent
MIROCHA	X	yes	absain	no	absent	yes	absain	no	absent	yes	absain	no	absent	yes	absain	no	absent
		absain	absent	absent	absent	absain	absent	absent	absent	absain	absent	absent	absent	absain	absent	absent	absent
MORRISON	V	yes	absain	no	absent	yes	absain	no	absent	yes	absain	no	absent	yes	absain	no	absent
		absain	absent	absent	absent	absain	absent	absent	absent	absain	absent	absent	absent	absain	absent	absent	absent
REYNOLDS	X	yes	absain	no	absent	yes	absain	no	absent	yes	absain	no	absent	yes	absain	no	absent
		absain	absent	absent	absent	absain	absent	absent	absent	absain	absent	absent	absent	absain	absent	absent	absent
SAVERS	V	yes	absain	no	absent	yes	absain	no	absent	yes	absain	no	absent	yes	absain	no	absent
		absain	absent	absent	absent	absain	absent	absent	absent	absain	absent	absent	absent	absain	absent	absent	absent
HUGHES	V	yes	absain	no	absent	yes	absain	no	absent	yes	absain	no	absent	yes	absain	no	absent
		absain	absent	absent	absent	absain	absent	absent	absent	absain	absent	absent	absent	absain	absent	absent	absent

