

Everything You Need!

Phone 309-852-2611
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September 28, 2018

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

RE: Report from Plan Commission for September 27, 2018 Meeting.

The Plan Commission convened at 7:00 p.m. on September 27, 2018 Kewanee City Hall, Council Chambers. Commission members Costenson, Minella and Milroy were absent. For business, there was one Special Use Permit application upon which to conduct a public hearing.

Case Number 1:

Parcel 20-33-253-007 Located at 309 E 3rd St., Special Use Permit for a Multiple Family Dwelling.

Property Owner: John Beaman, 1006 Madison Ave., Kewanee, IL. 61443.

Address: 309 E 3rd St.

Legal Description: E75 LOT 10 BLK 8 BLISHS ADD CITY OF KEWANEE [EZ], Henry County, Illinois.

Location: Near the middle of the 300 block of East Third St on the South side of the street.

Dimensions: 75 feet East to West, 64 feet North to South

Area: 0.11 Acres or 4800 Square feet, approximately.

Existing buildings or uses: Lawful Nonconforming Single-Family Dwelling, Attached Garage.

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

Surrounding Zoning: B-3 Business and Wholesale District to the East, South and West. M-1 Manufacturing District, Limited District to the North.

Existing Land Use: High Density Residential.

Proposed Land Use Map: Commercial.

Background Information:

John Beaman purchased the subject property in July of 2017. According to water billing information, the property has been vacant since 2007. When Beaman purchased the property, it had overgrown bushes across the front and was in need of many repairs. Beaman has made many improvements to the property as follows: updated the electrical service and wiring, plumbing repairs, new plumbing fixtures, new drywall and flooring, new siding, new deck at the West side of the house, new doors and windows, new insulation, new porch roof at front of house, new roof and gutters. The house has an upstairs and a downstairs apartment. The upstairs apartment uses the deck and entrance at the West side of the house and the downstairs apartment uses the front porch and entrance facing North (3rd St side).

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After the work was done, Beaman rented the property out, not realizing that a Special Use Permit would be required. After being notified, Beaman immediately came to City Hall to pay and apply for the Special Use Permit.

When referencing the Zoning Map, it is noted that an R-5 Multiple Family Dwelling District exists within one and a half blocks to the East and to the South. When inspecting the area of the subject property, there exists several other residential properties located within the same B-3 district and one larger apartment building located at 214 E 2nd St.

The City has no argument against the requested Special Use.

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 27, 2018, the hearing on the proposed Special use Permit to allow a multiple family dwelling at 309 E. Third St. was held. **John Beaman Jr.** of Kewanee, Illinois, was present to represent the application for his father.

- Beaman stated that when his father purchased the property he was not aware that a duplex was not permitted as a lawful use as there are other apartment building uses in the area.
- Beaman stated that, after it was pointed out that a Special Use Permit was needed, they wanted to make sure to follow the rules.
- Beaman stated that the downstairs apartment is 1 bedroom and the upstairs is 2 bedrooms and that both apartments are just under 1000 sq ft apiece.
- Morrison inquired about off street parking areas. Beaman stated there is a 1 car garage and driveway. There is also an area to park on the West side that the tenants have ruttet up. Beaman is waiting for Price's coal yard to place gravel on this area.
- Edwards stated that in reference to the zoning map the next closest residential district is R5 Multiple Family Dwelling District and that there are other apartment buildings within 2 to 3 blocks of this location.
- Edwards shared that Beaman has made many improvements to the property including: siding, new deck, repairs to the front porch, electrical, flooring, etc.

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- The topic of whether the special use stays with the property or if the property changes hands to John Beaman Jr. would John Beaman Jr have to re-apply. Edwards stated he would confer with the City Attorney and act accordingly on his advice for the stipulations.

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

No others were present 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 allow a multiple family dwelling be approved by the City Council. Specifically, the Plan Commission recommends that a Special Use Permit allowing a multiple family dwelling AT 309 E Third St. be granted to John Beaman.

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

1. The Special Use Permit to allow a multiple family dwelling is granted to John Beaman and his assigns.
2. Off street parking area at the West side of the residence shall be maintained as an improved parking surface.
3. 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.
4. 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.

There being no further business, the meeting adjourned at 7:16 p.m.

Respectfully yours,


Steve Morrison, Chairman

B4:


PLAN COMMISSION

Date

9/27/18

Attendance Sp. Use, S. F. DeLatorre

| | yes | no | yes | no | yes | no | yes | no | yes | no | yes | no |
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on west side

Next Council Meeting
10/19/18