

Everything You Need!

Phone 309-852-2611
Fax 309-856-6001

January 24, 2020

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

RE: Report from Plan Commission for January 23, 2020 Meeting.

The Plan Commission convened at 7:00 p.m. on January 23, 2020 Kewanee City Hall, Council Chambers. Commission members Minella, Mirocha, Hodge and Sayers were absent. For business, there was one Special Use Permit application upon which to conduct a public hearing.

Case Number 1:

Parcel 25-03-303-035 Located at 218 E. Garfield Street, Special Use Permit to allow for the land to be utilized as part of Wethersfield School's Ag Business Classes.

Address: 218 E. Garfield St.

Legal Description: W185 LT 3 & W165 LT 4 & W110 LT 7 & W150 LT 8 BEADLES SUB S 210 LT 90 & ALL LT 103 ORIG TOWN OF WETH CITY OF KEWANEE, Henry County, Illinois.

Location: On the North side of the 200 Block of East Garfield Street.

Dimensions: The parcel is of an odd shape. Please see the attached documents for photos and a more extensive written description of the property (exhibit B).

Area: Approximately 3 acres.

Existing buildings or uses: Vacant.

Current Zoning District: R-2 One-Family Dwelling District

Existing Zoning: R-2 One-Family Dwelling District on all sides with one parcel zoned R-5 Multiple Family Dwelling District to the North.

Existing Land Use: Low Density Residential.

Proposed Land Use Map: Low Density Residential.

Background Information:

Wethersfield School has received the noted land as a donation for a variety of school uses. A large part of the property will be utilized as an agriculture learning lab for the students. The lab will consist of an agricultural plot that would be prepared and planted by use of light machinery. Other portions of the land will consist of a community garden, a greenhouse (approximately 30'x30') and a parking lot.

I do not 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

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Permit granted. Directly below is a set of potential stipulations for the proposed Special Use Permit. These stipulations are suggestions and can be edited, modified or added to:

1. The Special Use Permit to allow an Agriculture Learning Lab and Greenhouse is granted to Wethersfield School only and is not transferable to any future owners or operators on the site.
2. Operation of machinery shall comply with all City Noise Ordinances.
3. Wethersfield School shall submit plans, signed and stamped by an Illinois Design Professional, for structures and parking surfaces to the City Building Official.
4. Wethersfield School shall comply with storm water retention requirements as directed by the City of Kewanee Engineering Department.
5. All activities shall be set back 15 feet from all property lines with exception to the property line located at the South (Garfield Street). The South (Garfield Street) setback shall be 30 feet.
6. 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.
7. All activities associated with this Special Use Permit shall be conducted in full compliance with the Kewanee City Code and the laws and regulations of the State of Illinois.

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 City has no argument against the use that the school has proposed.

The Public Hearing:

At 7:00 p.m. on January 23, 2020, the hearing on the proposed Special use Permit to allow an agricultural learning lab and greenhouse 218 E. Garfield St. was held. Shane Kazubowski was present to represent the application.

- Kazubowski started about by stating that the school wishes to be good neighbors to all residents bordering the property. He also stated that one condition the school had to agree to when excepting the donated property was that the school must use the property for educational purposes and the school cannot sell the property. Kazubowski pointed out that approximately 1 to 1 ½ acres at the South end of the property will be utilized as additional parking for school events. He pointed out that

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parking at the school is at a premium and he hopes that with the addition of more parking the streets will be less congested during school events. The school has long range plans of placing a green house on the property North of the parking lot (within the next 4 years). The rest of the property will be used as an agricultural learning lab for planting of various types of crops on a small scale. He also stated that the school will comply with any setbacks needed to keep the residents happy. Any machinery used for planting the crops will be small.

- Morrison asked Edwards if the City had anything to input on the case. Edwards stated that the zoning code does allow for truck gardening in Residential zoning (but not involving a building). Because there will eventually be a building involved (greenhouse for school educational uses) a special use permit would need to be granted.
- There was also discussion over the parking lot use. Commission members discussed similar parking lot situations across the street from Irving School as well as Central School. Morrison stated that he does not remember Kewanee Schools acquiring a Special Use Permit for those parking lots. Edwards read the following sections from the zoning code.

§ 155.124 LOCATIONS OF PARKING AREAS.

Extent of control. Off-street automobile parking facilities shall be located as hereinafter specified; where a distance is specified, such distance shall be walking distance measured from the nearest point of the parking area to the nearest entrance of the building that said parking area is required to serve.

(D) For clubs, hospitals, sanitariums, orphanages, homes for the aged, convalescent homes and for other similar uses: The off-street parking facilities required shall be on the same lot or parcel of land as the main building or buildings being served or on a separate lot or parcel of land not more than 500 feet from the nearest entrance to the main building served; provided the lot or parcel of land selected for the parking facilities is located in a district which is the same as or less restricted than the district in which the main building or principal permitted use being served is located.

(E) For uses other than those specified above, off-street parking facilities shall be provided on the same lot or parcel of land as the main building being served or on a separate lot or parcel of land not over 1,000 feet of the entrance of the main building, measured from the nearest point of the parking area; provided the separate lot or parcel of land intended for the parking facilities is located in the same district as the principal permitted use or in a less restricted district.

- Edwards stated that the parking lot, if allowed, would have to comply with all requirements put forth by the City Engineering Department.
- Edleman inquired about the parking lot being ok with or without a Special Use Permit. Edwards advised that under previous Zoning officials and administration,

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parking lots similar to this situation have been allowed for schools and for churches. Edwards stated that the commission can put the parking lot into the special use and include it in the list of stipulations as well. Morrison stated that he remembers similar situations that were allowed as well.

- There was also discussion over the setbacks for all activities including the parking lot.
- Morris Yepsen of 211 E. Garfield St. came forward and stated he has no objection to the school's proposed use of the property.

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

- Dan Kuffel of 215 E. Garfield St. was present to speak about some concerns that he and his wife had. Kuffel stated that they own land adjacent to the property being discussed. Kuffel asked about where the entry and exit points of the parking lot would be located and what type of surface the parking lot would have. Edwards assured Kuffel that the parking lot would have to follow all requirements for surface and storm water runoff that would be put forth by the City Engineer.
- Kazubowski stated the parking lot will be a hard surface and will be 4-5 years down the road. Kazubowski went on to say that during football games he knows that there are people parking on the grass lot now.
- Kuffel said they are not opposed to developing the community, he is just concerned about what will be coming.
- Kuffel said he is not concerned with the greenhouse because that does not border their property. Kuffel said part of the reason they purchased their property was because of the large amount of green space surrounding it. Kuffel said if that turns into an acre or more of blacktop, concrete or rock, it might change their path.
- Costenson had question over the alley that is adjacent to the West edge of the property where the school wants to place the parking lot. Question was brought up if that would be allowed for entry and exit to the parking lot. Edwards stated that the City Engineer would probably not allow the alley to be used in the design for exit and entry in the parking lot. Partially because the recommended stipulations state a 15 foot setback and also because it is not wide enough for two way traffic nor is it an improved surface suitable for that volume of traffic.
- Edwards reminded the Commission members that they can add and remove to the list of stipulations and place a stipulation concerning where the entry and exit point will be allowed.
- Kuffel stated that he understands the benefit to the parking lot and that it would help the congestion on the streets during games.
- Kuffel stated they are not opposed to it and stated that if it's going to be there, hopefully it's going to be done right.

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

- Edwards inquired if the School had plans to fence in the property. Kazubowski stated there are no immediate plans to fence in the property.
- There was additional discussion about the parking lot concerning whether or not it should be included in the Special Use Permit. Morrison made recommendation to the rest of the Commission that the parking lot be included in the Special Use Permit (regardless of what happened in the past with other parking lots) because that gives the City some control over it (referring to stipulations).
- The commission discussed adding an 8th stipulation to limit time of use for the parking lot. Kazubowski asked that the time be extended to allow for some cases where parents like to hang out at the school after games and other activities.

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 allow an agricultural learning lab, greenhouse and parking lot be approved by the City Council. Specifically, the Plan Commission recommends that a Special Use Permit allowing an agricultural learning lab, greenhouse and parking lot at 218 E Garfield St. be granted to Wethersfield School District.

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

1. The Special Use Permit to allow an Agriculture Learning Lab and Greenhouse is granted to Wethersfield School only and is not transferable to any future owners or operators on the site.
2. Operation of machinery shall comply with all City Noise Ordinances.
3. Wethersfield School shall submit plans, signed and stamped by an Illinois Design Professional, for structures and parking surfaces to the City Building Official.
4. Wethersfield School shall comply with storm water retention requirements as directed by the City of Kewanee Engineering Department.
5. All activities shall be set back 15 feet from all property lines with exception to the property line located at the South (Garfield Street). The South (Garfield Street) setback shall be 30 feet.
6. 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.

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7. All activities associated with this Special Use Permit shall be conducted in full compliance with the Kewanee City Code and the laws and regulations of the State of Illinois.
8. Parking lot may be used only during the hours of 6am to midnight during school activities.

There being no further business, the meeting adjourned at 7:41 p.m.

Respectfully yours,

Steve Morrison

By: *[Signature]*

Steve Morrison, Chairman

PLAN COMMISSION

Date 1/23/2020

Attendance S.U. Stapulafraus

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