

*Everything You Need!*

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March 27, 2020

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

RE: Report from Plan Commission for March 26, 2020 Meeting.

The Plan Commission convened at 7:00 p.m. on March 26, 2020 via teleconferencing over the ZOOM online conference call application. Commission members Edleman, Hemphill, Minella and Mirocha were absent. For business, there was one Special Use Permit application upon which to conduct a public hearing.

**Case Number 1:**

**Parcel 25-03-101-002 Located at 133 E. Division St., Special Use Permit Petition to use the existing building and property as residential and to remodel the same.**

**Property Owner:** Fletcher Ford, Regional Radio, P.O. Box 307, Bluegrass, IA. 52726.

**Address:** 133 E. Division St.

**Legal Description:** LT 3 BLK 1 MOORES REPLAT OF LT 7 & 22 ORIG TOWN OF WETHERSFIELD CITY OF KEWANEE [EZ], Henry County, Illinois.

**Location:** On the South side of the 100 Block of E. Division St.

**Dimensions:** 60 feet East to West, 151 feet North to South

**Area:** 0.21 Acres or 9060 Square feet, approximately.

**Existing buildings or uses:** Old radio station office building.

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

**Surrounding Zoning:** B-1 Business District – Limited Retail to the East and West, B-3 Business and Wholesale District to the North, R-2 One-Family Dwelling District to the South.

**Existing Land Use:** Commercial.

**Proposed Land Use Map:** Commercial.

Background Information:

Nancy Sutton is looking into purchasing the above noted property to be renovated into a residential use for her son and his family. Please see the letter from Sutton provided with this memorandum.

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.

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**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 March 26, 2020, the hearing on the proposed Special Use Permit to use the existing building and property located at 133 E. Division St. as residential and to remodel the same was held via teleconferencing over the ZOOM application. **Nancy Sutton** of Kewanee, Illinois, was present to represent the application.

- Plan Commission Chairperson Morrison read the Special Use Petition to the Plan Commission Members and asked if there was any discussion. There was none.
- Morrison asked Sutton to state her reasons for the Special Use Request. Sutton stated that she was looking for a property for her son on the Wethersfield side of town. Being in the real estate business Sutton stated there are not many options that will fit the needs of her son's family right now. Knowing that the subject property used to be a residential building in the past, Sutton believes they can remodel the structure back to a residential use and make it a good home for her son's family.
- Morrison stated he would like a restriction placed on the special use stating that no business use (B1 or greater) will be allowed during the time the property is in use as residential and that the property must adhere to all uses and setbacks etc. as are outlined in the R2 zoning code. Sutton agreed to this restriction.
- Morrison asked for further discussion. There was none.

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 five in favor of the application, none opposed to the application, four absent, that the application to grant a Special Use Permit to use the existing building and property located at 133 E. Division St. as residential and to remodel the same be approved by the City Council.

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

1. The Special Use Permit to use the existing building and property located at 133 E. Division St. as residential and to remodel the same be restricted to R2 uses and restrictions as outlined in the City of Kewanee Zoning Code. No Business uses as allowed in B1 or greater shall be allowed as long as the property remains in use as Residential.

There being no further business, the meeting adjourned at 7:09 p.m.

Respectfully yours,



By: 

Steve Morrison, Chairman

