

Everything You Need!

Phone 309-761-1013

February 29, 2024

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

RE: Report from Plan Commission for February 28, 2024 Meeting.

The Plan Commission convened on February 28, 2024 in City Council Chambers, at 401 E Third Street, all commission members were present. For business, there was one case to be heard.

Case Number 1:

Parcel 25-03-353-008 Located at 213 E. Kellogg Ave., Request for a Special Use Permit to allow a short-term rental.

Property Owner: Nichelle & Blair Morey, 229 Grier St., KEWANEE IL 61443.

Address: 213 E. Kellogg Ave.

Legal Description: LT 5 WEST LAWN SUB DIV OF LTS 131 & 132 OF ORIG TOWN OF WETHERSFIELD CITY OF KEWANEE, Henry County, Illinois.

Location: On the South side of the 200 block of E. Kellogg St.

Dimensions: 57 feet East to West, 145 feet North to South

Area: 8265 Square feet.

Existing buildings or uses: Single-Family Dwelling.

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

Surrounding Zoning: R-2 One-Family Dwelling District.

Existing Land Use: Low Density Residential.

Proposed Land Use Map: Low Density Residential.

Background Information:

Nichelle Morey contacted me about utilizing the property at 213 E. Kellogg Ave. as a short-term rental property. Morey was advised of the process to obtain a Special Use Permit and filed the application with my office. Please see the applicant narrative included with this memorandum.

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 must be satisfied prior to recommending a Special Use Permit being granted. Directly below is a set of typical stipulations that might be placed on a Special Use Permit for a Short-term rental:

Everything You Need!

Phone 309-761-1013

1. The Special Use Permit to allow a short-term rental is granted to Nichelle & Blair Morey only and is not transferable to any future owners or operators on the site.
2. All activities associated with this Special Use Permit for a short-term rental shall be conducted in full compliance with the Kewanee City Code and the laws and regulations of the State of Illinois.
3. The dwelling and property shall be maintained in compliance with the International Residential Code and the International Property Maintenance Code as adopted by the City of Kewanee.
4. 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 5:30 p.m. on February 28, 2024 the hearing for the requested Special Use Permit began. Nichelle and Blair Morey were present to support the petition.

- Sellers called the meeting to order.
- Hasse made a motion to consider the Special Use Permit request. Kuffel 2nd the motion.
- Edwards read the case background information.
- Edwards said he did have a couple of phone calls from the area; however, the calls were not negative or positive and more of an interest concerning what exactly a "short-term rental" was.
- Kuffel asked if short-term rental was defined in the code.
- Edwards said the city added that definition when there was a previous request for a short-term rental permit.
- Costenson asked if there is a process for a neighbor to contact the owners of the property if there is a problem or concern.
- Nichelle Morey said she has already been in contact with most of the neighbors.
- Edwards added that any concerns with the short-term rental would be forwarded to his office and Edwards would take the appropriate actions.

Everything You Need!

Phone 309-761-1013

- There was general discussion in support of the short-term rental concept.
- Hasse asked if Air bnb has any specific requirements for the properties that apply to use their brand.
- Nichelle Morey said they had to send in photos to Air bnb for approval as well as other paperwork, etc.
- Kuffel asked for verification that post cards were sent out.
- Edwards said the cards where indeed sent out to all property owners within 300 feet.

Recommendation:

The Plan Commission recommends, by a vote of nine in favor, none opposed, to grant the Special Use Permit for a short-term rental to Nichelle and Blair Morey for the property at 213 E. Kellogg Ave.

- Sellers asked for a motion to consider the stipulations.
- Costenson made a motion to consider the stipulations. Hasse 2nd the motion.
- Edwards read the recommended stipulations.

Recommendation:

The Plan Commission recommends, by a vote of nine in favor, none opposed, to place the following four stipulations on the special use permit.


1. The Special Use Permit to allow a short-term rental is granted to Nichelle & Blair Morey only and is not transferable to any future owners or operators on the site.
2. All activities associated with this Special Use Permit for a short-term rental shall be conducted in full compliance with the Kewanee City Code and the laws and regulations of the State of Illinois.
3. The dwelling and property shall be maintained in compliance with the International Residential Code and the International Property Maintenance Code as adopted by the City of Kewanee.
4. 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 5:12 p.m.

Respectfully submitted,

Kim Sellers

Kim Sellers,
Plan Commission Chairperson

Bv:


PLAN COMMISSION

Date

2/28/24

Attendance S.V.P. STIPS

	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
SELLERS 2/28/24 Y	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent
HASSE 2/12/24 Y	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent
HEMPHILL 2/14/24 Y	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent
COSTENSON 2/28/24 Y	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent
KUFFEL 2/28/24 Y	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent
SMITH 2/19/24 Y	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent
HODGE 2/28/24 Y	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent
SILVA 2/28/24 Y	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent
MILROY 2/28/24 Y	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input checked="" type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent	<input type="checkbox"/> yes <input type="checkbox"/> abstain	<input type="checkbox"/> no <input type="checkbox"/> absent