



PLAN COMMISSION

**401 E. Third Street
Kewanee, IL 61443-2365**

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November 10, 2016

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

RE: Report from Plan Commission for October 27, 2016 meeting.

The Plan Commission convened at 7:00 p.m. on October 27, 2016 in Kewanee City Hall, Council Chambers. Commission members Minella and Sayers were absent. For business there was a request for Rezoning and a Special Use Permit application upon which to conduct a public hearing.

Parcel 20-33-179-002 Located at 315 W 2nd Street, Rezoning from B-3 Business and Wholesale District to B-4 Business District.

Rich Lewis has purchased the above noted parcel which is zoned B-3 Business and Wholesale District. Lewis is petitioning to rezone this property to B-4 Business District. The South 64 feet of the property located at 315 W 2nd Street is directly adjacent to and abuts Lewis' existing body shop located at 120 N Lexington Avenue. South of both of these properties is Gustafson Ford located at 112 N Lexington Avenue. There is a parking lot located along the East side of 315 W 2nd St as well as a City alleyway measuring 20 feet wide separating 315 W 2nd St from the next property to the East.

Address: 315 W 2nd St.

Legal Description: E65 LOT 9 & E85 LOT 10 BLK 20 ORIG TOWN now City of Kewanee, Henry County, Illinois.

Location: On the South side of the 300 Block of West Second Street.

Dimensions: North lot line 85 feet West to East, East lot line 128 feet North to South, South lot line 65 feet East to West, West lot line 64 feet South to North then 20 feet East to West continuing the remaining 64 feet South to North.

Area: 0.22 Acres or 9642 Square feet, approximately

Existing buildings or uses: One building which was People's Cleaners.

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

Existing Zoning: B-3 Business and Wholesale District to the South, West and North, B-4 Business District also to the West, M-2 Manufacturing District, General to the Northwest, B-2 Business District General Retail to the East

Existing Land Use: Commercial.

Proposed Land Use Map: Commercial.

Background Information:

Lewis purchased the property at 315 W Second St and intends to use the front portion of the building for a mercantile use. He plans to have a showroom for custom car parts and man cave type products. Lewis wishes to use the rear (South) portion of the building as a continuation of his body shop operations located adjacent to this portion of the building at 120 N Lexington Ave. Lewis does not plan on any painting operations taking place in the new building. Lewis has told the Director of Community Development that he plans only to perform sanding and possibly replacement of body panels in the new building. Lewis also stated that he has hopes that the new location will support a Custom Street Rod operation in the future if enough business is generated to support it.

Lewis has already made improvements to the façade of 315 W Second as well as improvements to the roof structure of which he has acquired the required building permit.

The Public Hearing:

At 7:00 p.m. on October 27, 2016, the hearing on the proposed rezoning from B-3 to B-4 Business district at 315 W Second Street was held. **Richard Lewis** of Kewanee, Illinois, was present to represent the application.

- He stated that he was seeking rezoning from a B-3 to a B-4 zoning.
- He is planning to expand his current auto body shop, Lewis Auto Body.
- The building in question, the old People's Cleaners building, is a foot and a half from his current location.
- He is planning to start a street rod business, with fabrication of sheet metal and welding in the back of the building.
- Any work planned will be similar to the work done in his existing business.
- Any painting would be water based painting, with a maximum of 5 gallon of lacquer thinner in the building at any one time.

There were no others to speak for or against 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, two absent, that the application to grant a zoning change from a B-3 to a B-4 be approved by the City Council.

Case #2

222 North Burr Blvd which is located in the South half of the building located at 201 East Third St, Special Use Permit Petition for beer garden/outdoor eating area, Glenna Scott, Cookies.

Glenna Scott is petitioning for a Special Use Permit for a beer garden/outdoor eating area to be placed at the South side of Cookies. This location has not had a beer garden in the past. There is an existing fence or other screening in place at this time. Scott had been using the area as a beer garden until brought to the attention of the City at which time Scott was advised to cease use of the area as a beer garden and to apply for a Special Use Permit.

Address (es): 222 N Burr Blvd.

Legal Description: The West Half (W/1/2) of Lot Number Nine (9) and Ten (10) in Block Fourteen (14) of the Original Town, Now City of Kewanee, Henry County, Illinois.

Location: On the Southeast corner of the intersection of East Third Street and N Burr Blvd.

Dimensions: 75 feet East to West, 128 feet North to South.

Area: 9600 Sq Ft.

Existing buildings or uses: Main building (commonly known as the old MOC) and fenced area measuring 74 feet East to West and 16 feet North to South located at the South end of the building.

Current Zoning District: B-1 Business district, limited retail.

Existing Zoning: B-1 Business District, Limited Retail to the South. B-2 Business District, General Retail to the West. B-3 Business and Wholesale District to the North and East. M-1 Manufacturing District, Limited to the Northeast.

Existing Land Use: Commercial.

Proposed Land Use Map: Commercial.

Background Information:

Special Use Permits for the beer garden/outdoor eating area are not transferrable to another owner. Scott is requesting the Special Use Permit to be issued to him. Special Use Permit petitions must comply with section 155.117-B-7 which prohibits noise from the beer garden/outdoor eating area that disturbs the neighborhood.

The Public Hearing:

At 7:00 p.m. on October 27, 2016, the hearing on the proposed Special Use Permit for a beer garden/outdoor eating area at 222 N Burr Blvd was held. **Glenna Scott** of Kewanee, Illinois, was present to represent the application.

- She stated that he was seeking permission to install an enclosed patio area for a beer garden/outdoor eating area.
- She stated that the area would not be used for the serving of alcohol, but would be available as a smoking area that would allow patrons to consume alcohol on the patio as well.
- She acknowledged that the stipulations suggested would be followed.
- She acknowledged that there is a gate in the fence, but that it remains locked to prevent patrons with alcohol from leaving the area.

Kellie Wallace-McKenna spoke in favor of the petition, stating that the lounge was very quaint and homey. She also acknowledged that the money stays local, unlike Vega's and Suzi's.

There were no others to speak for or against 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, two absent, that the application to grant a Special Use Permit for beer garden/outdoor eating area be approved by the City Council. Specifically, the Plan Commission recommends that a Special Use Permit allowing a beer garden/outdoor eating area at 222 N Burr Blvd be granted to Glenna Scott and Cookies.

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

1. The Special Use Permit is granted to Glenna Scott and Cookies, only, and is not transferable to any successor property owners and/or operators of a restaurant serving alcohol on the site.
2. The configuration and uses of various parts of the beer garden/outdoor eating area shall remain in substantial compliance with the floor plan submitted along with the petition for the Special Use Permit.
3. No package sale of liquor or carryout sale of liquor is allowed.
4. The proposed beer garden/outdoor eating area shall comply with Chapter 111 Alcoholic Liquor and section 155.117 Beer Garden/Outdoor Eating Area of the City Code.

5. Any violation of the terms and condition of the Special Use Permit are subject to review and possible revocation by the Plan Commission and City Council.
6. The beer garden/outdoor eating area shall close at shall be closed at 11:00 pm Sunday through Thursday and at midnight Friday and Saturday.

There being no further business, the meeting adjourned at 7:31 p.m.

Respectfully yours,

Steve Morrison, Chairman