

Everything You Need!

Phone 309-852-2611
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December 21, 2017

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

RE: Report from Plan Commission for December 21, 2017 Meeting.

The Plan Commission convened at 7:00 p.m. on December 21, 2017 Kewanee City Hall, Council Chambers. Commission members Morrison and Costenson were absent. For business there was one Rezoning request application upon which to conduct a public hearing.

Case Number 1:

Parcel 20-28-402-014 Located at 110 E 10th Street, Rezoning the East portion (parking lot) of the property from R-2 One-Family Dwelling District to B-3 Business and Wholesale District.

Jon DeBord is in the process of purchasing the above noted parcel. The West portion of this parcel is zoned B-3 Business and Wholesale District. The East portion (parking lot) of the property is zoned R-2 One-Family Dwelling District. DeBord is petitioning to rezone the East portion of this parcel to B-3 Business and Wholesale District.

Address: 110 E 10th St.

Legal Description: LTS 3 THRU 10 BLK 1 BUENA VISTA SUB EXCEPT THE NORTH 90 FEET OF THE EAST 95 FEET OF LOTS 3 & 4 IN BLOCK 1 OF BUENA VISTA SUB DIVISION, CITY OF KEWANEE, COUNTY OF HENRY, STATE OF ILLINOIS, CITY OF KEWANEE 87-37-125 [EZ]

Location: On the North side of the 100 Block of East Tenth Street.

Dimensions: 324.5 feet East to West, 200 feet North to South.

Area: 1.49 Acres or 64900 Square feet, approximately

Existing buildings or uses: Vacant church, two-car garage, parking lot.

Current Zoning District: B-3 Business and Wholesale District & R-2 One-Family Dwelling District

Existing Zoning: B-3 Business and Wholesale District to the South & West, Public park to the North, R-2 One-Family Dwelling District to the East Northeast & Southeast, Public school to the Southeast.

Existing Land Use: Low Density Residential & Commercial.

Proposed Land Use Map: Commercial.

Background Information:

DeBord plans to move his Physical Therapy business into the church location after having the building remodeled. The second part of DeBord's plan is to build a new structure upon the East (parking lot) portion of the parcel. This new structure would become the new home for his

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Softball and Baseball training facility that is currently in operation at 110 N Burr Blvd (the old Save-a-Lot location). In order for the sale of this property and the construction of the new training facility to be completed, DeBord must first have this rezoning request completed.

It should be noted that the legal description and dimensions noted herein are not accurate at the time of writing this memo. The church has recently subdivided the parcel and is in the process of selling the house, located in the Northeast corner of the parcel, in a separate sale to another party.

The City has no argument against the rezoning or against the use that DeBord has proposed.

The Public Hearing:

At 7:00 p.m. on December 21, 2017, the hearing on the Rezoning request for property located at 110 E 10th St. was held. Jon DeBord, was present to represent the petition.

- Director of Community Development Keith Edwards called the meeting to order. Noting that Chairperson Morrison was absent, Edwards accepted a nomination for a commission member to act as chairperson for this meeting. Sayers was nominated and took the chairperson's seat.
- DeBord addressed the commission and stated that he plans to move his Physical Therapy business into the church location after having the building remodeled. DeBord said that within the next 12-18 months he would like to build a new structure upon the parking lot portion, which is zoned residential. This new structure would become the new home for his Softball and Baseball training facility that is currently in operation at 110 N Burr Blvd (the old Save-a-Lot location). DeBord stated that the exact size of the new structure is unknown at this time and that he is aware that there are set back restrictions that he will have to comply with.
- Mirocha inquired about the setback requirements for the proposed new building if the rezoning is granted.
- Edwards stated that will depend on which street DeBord would declare as the front yard. In B-3 Zoning there is no front yard setback as long as all the property between two intersecting streets exist within the same zoning district. Edwards gave the example of the uptown area where the stores abut the city sidewalk.
- DeBord stated that he doesn't anticipate any traffic issues with his training facility and the school because most of the activity at the current facility takes place after school is out.

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

There was no one present to speak in opposition of the petition.



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Kewanee, IL. 61443

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Recommendation:

After discussing the facts and testimony presented, the Plan Commission recommends, by a vote of seven in favor of the application, none opposed to the application, two absent, that the application to Rezone the property located at 110 E 10th St. be approved by the City Council.

There being no further business, the meeting adjourned at 7:17 p.m.

Respectfully yours,

A handwritten signature in blue ink that reads "Jon Sayers".

Jon Sayers, Acting Chairman

A handwritten signature in blue ink, possibly reading "Bye" followed by a stylized signature.

PLAN COMMISSION

Date

12/21/17

Attendance

✓

COSTENSON	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
EDLEMAN	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
HEMPHILL	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
MINELLA	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
MIROCHA	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
MORRISON	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
REYNOLDS	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
SAYERS	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent
HUGHES	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent	yes abstain	no absent