

To Minonk Residents
From: Bill Moline, City Administrator
Re: Rezoning request
Date: October 4, 2024

There have been several questions asked regarding the rezoning of the property located at 201 Locust Street and 221 Locust Street, formerly Heritage Manor Nursing Home. Currently, those locations are zoned R1, which means the property can only be used for a single-family dwelling. No other nursing or medical facility could operate on that property as currently zoned. This was identified when multiple companies contacted the city to inquire about the zoning, as they were considering various operations through discussions with Heritage.

As a result, the city council asked the zoning board to consider changing the zoning to R3, which would allow, through the issuance of a special use permit, the property to be used for a nursing home, sheltered care home, church, public or private school, government building, library, etc. The city council feels that it is important for the building to be occupied, but only by a business that would benefit the community.

The process of rezoning is a two-step process that requires a meeting of the Zoning Board Committee to make a recommendation to rezone, which they approved on Thursday night. Second, the council reviews and considers the recommendation during a public council meeting, and if approved, the change is made to the City Code/map. The rezoning we are considering now is just that; the buildings are currently zoned R1 and have been since it was the Lida Home. The city would like to change it to R3, which would allow for new businesses, but would still protect the city as a permit would need to be issued for any potential business, and it could not be used as a multifamily unit. This rezoning consideration will be discussed on Monday at the next regular board meeting.

Also on the agenda for Monday is a representative from Island Recovery Group, who has requested that they present an overview of their company and a potential vision for that building. This is not a formal request; it will have to be filed with the city only if the city approves the R3 change. The city council has not had an opportunity to meet with the group; therefore, this will be the first opportunity to gain an understanding of any potential plans. Please keep in mind that this is not the first company that has approached the city, and to date, no formal request for a special use permit has been made. If any group requests a special use permit, the community/neighbors will be notified of a special use hearing before the zoning board, and if that permit is granted, a public discussion and Council vote would take place at an open board meeting.

The next meeting will be on Monday, October 7, 2024, at 6:00 PM

