

**AGENDA**

**CITY OF LINCOLN PLANNING COMMISSION**

**May 7th, 2026**

**6:00 P.M.**

**City Hall Council Chambers, 700 Broadway St.**

- 1. Call to Order**
- 2. Roll Call**
- 3. New Business**
  - A. Approval of Meeting Minutes from PC 2026-01
  - B. PC 2026-02, Consideration of a rezoning request for 300 Keokuk St. and additional properties
- 4. Adjournment**



# MEMORANDUM

TO: City of Lincoln Planning Commission  
FROM: Wes Woodhall, Building and Safety Official  
DATE: May 7th, 2026  
RE: PC 2026-02: Rezoning Request for 300 Keokuk and Various Linked Parcels

## **PART A. BACKGROUND:**

1) **PUBLIC HEARING:** The Planning Commission of the City of Lincoln will conduct a public hearing on Thursday, May 7th, 2026 at 6:00 p.m. in the City Council Chambers, City Hall, 700 Broadway Street, Lincoln, Illinois with regards to case No. PC 2026-02. The appropriate Public Hearing notice was submitted on April 13th, 2026 for publication on April 16th, 2026. In addition, 67 adjoining property owners within 150' of the subject property were notified by Registered Mail.

2) **REQUESTED ACTION:** Rezoning of parcels.

3) **APPLICANT:**  
Chase Huston  
16230 354<sup>th</sup> Ave. SE  
Sultan, WA 98294

4) **APPLICABLE ZONING REGULATIONS: R-2, C-2**

### **11-5-7: ALLOWABLE USES IN THE R-2, C-1 AND C-2 DISTRICTS:**

#### **11-4-2: USES PERMITTED, ALL RESIDENCE DISTRICTS:**

The following uses are permitted in all residential zones subject to the following conditions:

Boarding houses. The taking of boarders or leasing of rooms by a resident family, provided the total number of boarders and roomers does not exceed four (4) in any one-family or two-family dwelling, or two (2) per dwelling unit in any multiple-dwelling.

Cemeteries, provided the location thereof is approved by resolution of the city council after public hearing held and recommendation made by the planning commission.

Churches or similar places of worship, parish house, convents, where the principal building is located at least fifty feet (50') from any other lot in any RR or R-1 residential district or twenty five feet (25') from any lot in any R-2 residence district.

Daycare homes and foster family homes.

Existing railroad rights of way, providing that there is no switching, storage, freight yards or sidings.

Home occupations as defined in section [11-2-1](#) of this title.

Municipal, state or federal administrative or service buildings, and hospitals, where the principal building is located at least twenty five feet (25') from any other lot in any residence district.

Nurseries, truck gardening and the raising of farm crops, but not the raising of poultry, commercial pet or livestock raising, and provided further that no building shall be erected or maintained on the property which is used for the sole purpose of selling the products grown or raised.

Permanent type swimming pools with a water depth of three feet (3') or more; provided they meet the requirements of setbacks for accessory buildings and provided they are adequately protected by a fence and gate at least three feet (3') in height.

Public libraries, public museums and public art galleries, where the principal building is located at least twenty five feet (25') from any other lot in any residence district.

Public parks, playgrounds and community centers, provided that any buildings shall be located at least twenty five feet (25') from any other lot in any residence district.

Public, parochial and private schools, daycare centers and nurseries, where the principal building is located at least twenty five feet (25') from any other lot in any residence district.

Signs:

Unlighted real estate sign advertising the sale or rent of the land or buildings upon which it is located. Such sign shall not exceed ten (10) square feet in area, and shall be distant from the street line not less than one-half (1/2) of the front yard depth.

One sign or bulletin board not exceeding sixteen (16) square feet in area in connection with churches or public buildings.

Nonconforming business use signs constructed after the passage of this title shall not exceed six (6) square feet in area.

Other customary accessory uses and buildings, provided such uses are incidental to the principal use and do not include any activity commonly conducted as a business. Accessory buildings shall not be constructed before the principal building. Accessory buildings may be located on the same lot with the principal building; provided, not nearer than three feet (3') to any wall thereof; and provided, not violating the location limitations of [chapter 7](#) of this title. No part of any accessory building may be used for residence purposes, except that domestic employees of the owner, lessee or occupants of the principal building, and the family of the employee may have quarters in such accessory building. No accessory building shall exceed eighteen feet (18') in height. No required front yard shall be used for the open air parking or storage of motor vehicles, trailers, boats or other personal property.

Any building used as a residence shall contain on the ground floor at least six hundred (600) square feet of livable floor space. (1960 Code § 12.08.041; amd. 1975 Code; Ord. 116, 2-2-1981; Ord. 164, 4-2-1984; Ord. 199, 3-18-1985; Ord. 709, 3-1-2010)

**11-5-2: C-1 DISTRICT, USES:**

The following uses shall be permitted in all C-1 districts:

Any use permitted in a residential district; individual mobile homes when located in an approved trailer park.

Accessory uses or buildings.

Automotive and related uses: new and used car sales, service and repair (providing such repairs are of a minor nature and totally contained within buildings), gasoline filling stations, motorcycle and bicycle shops, cab and bus stands and depots.

Business and advertising signs pertaining to the business on the property on which the sign is located; providing that:

- (A) Illumination of all signs shall be diffused or indirect and shall be arranged so as not to reflect direct rays of light into adjacent residential districts or into the public ways, and
- (B) That any sign located in the direct line of vision of any traffic control signal shall not have flashing intermittent red, green or amber illumination.

Business and professional offices: medical and dental offices and clinics, law offices, insurance and real estate offices, banks, finance and utility companies.

Community residential alternatives and community living facilities providing the following requirements are met:

- (A) The minimum lot area shall be seven hundred fifty (750) square feet per resident.
- (B) The required off street parking shall be provided only in the rear and side yards.
- (C) The facility shall be licensed or approved by the state agency.

Food, drug and beverage: grocery stores, supermarkets, meat markets, drugstores and liquor stores, bakery in conjunction with retail sales, restaurants, tea rooms and taverns.

Major retail outlets: furniture, department, clothing, shoe and variety stores; hardware, appliance, paint and wallpaper stores.

Nursing homes.

Service and recreation: motels and hotels; laundromats; dry cleaning and laundry pick up stations; barber and beauty shops; shoe repair and tailor shops; mortuaries, newspaper publishing, printing shops, with not more than ten (10) full time regular employees; storage and transfer establishments; places of amusement and assembly; commercial recreation.

Specialty shops: gift shops, magazine, book and stationery outlets, florist shops, camera and photography shops, sporting goods. (1960 Code § 12.08.051; amd. Ord. 199, 3-18-1985; Ord. 317, 10-15-1990)

**11-5-3: C-2 DISTRICT, USES:**

The following uses shall apply in all C-2 districts:

Any use permitted in the residential districts including mobile homes and trailer parks as permitted in the C-1 district.

Any other use permitted in the C-1 district.

Accessory uses or buildings.

Building trades or equipment: building, concrete, electrical, masonry, sheet metal, plumbing and heating shops, building material establishments (providing no assembly, construction, millwork or concrete block manufacture is done on premises).

Business and advertising signs pertaining to the business on the property on which the sign is located providing that:

- (A) Illumination of all signs shall be diffused or indirect and shall be arranged so as not to reflect direct rays of light into adjacent residential districts or into the direct line of vision of any traffic control signal, and
- (B) Signs shall not have flashing intermittent red, green or amber illumination.

Heavy service and processing facilities: laundry and dry cleaning plants; linens, towel, diaper and similar supply services; animal pounds, kennels, and veterinary establishments; frozen food lockers; seed and food processing plants; dairies.

Medical cannabis dispensing organization.

Vehicle drive-in and heavy vehicle service: drive-in theaters, drive-in restaurants and refreshment stands; express, cartage and trucking facilities; large item machinery or bulk sales and storage not including outdoor unfenced storage. (1960 Code § 12.08.052; amd. Ord. 2014-820, 9-2-2014)

**PART B. ISSUE:**

A potential buyer of the former Lincoln College property has requested a zoning change to the involved parcels, to allow for the intended use, if purchased.

The parcels lie within an R-2 zoning district and thereby limits what uses may be available if a sale were to be realized.

**PART C. ANALYSIS:**

The attached site plans show the parcels in question. While pursuing the sale of this property the current owners (Lincoln College) have found that due to the size of the grounds as well as the quantity of structures, the sale has been deemed "too large" by potential buyers. While some buildings are sought after for use, the totality of the property is not always deemed necessary.

The applicant intends on acquiring the entire property. An initial income investment will come in the form of renovating the existing dormitories into apartments, for public rental.

As noted, there is considerable interest in the use of many of the remaining buildings. In the event of property purchase, the owner would then begin leasing out individual properties to businesses for use. Purchase would be the entirety of the property under one owner and would lend towards a more complete and cohesive management and maintenance concept.

**PART D. STAFF OPINION:**

With the ongoing vacancy of these expansive grounds the City of Lincoln will unfortunately soon see the overall dilapidation of these properties. Approval of a rezone of this property will provide an opportunity to not only utilize the property but revitalize the area and allow for new opportunities for community growth. Staff opinion is to allow for the rezoning of said parcels to the requested C-2 designation.

**ATTACHMENTS:**

Special Use Application, Public Notice, Site Plan and Applicable Resident List

## **NOTICE OF PUBLIC HEARING**

The Plan Commission of the City of Lincoln will conduct a public hearing on Thursday May 7th, 2026 at 6:00 p.m. in the City Council Chambers, City Hall, 700 Broadway Street, Lincoln, Illinois regarding the following petition:

Representatives of the potential purchase of 300 Keokuk St. have filed a petition with the City of Lincoln requesting the rezoning of several parcels encompassing the entirety of former Lincoln College Campus.

The petition shall be on file in the Building Safety Office located at 313 Limit Street and at City Hall, 700 Broadway St. Lincoln, Illinois for public inspection. All interested persons are invited to attend the public hearing and provide oral or written testimony.

PC 2026-02

Peggy Bateman  
City Clerk



**CITY OF LINCOLN**  
***Building and Safety Department - Code Enforcement***

Lincoln Municipal Building  
313 Limit St. Lincoln, IL 62656  
(217)732-6318

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April 16, 2026

**RE: PC 2026-02, Notice of Property Rezoning Request**

Attention Property Owner,

You are being provided a courtesy notice of a Public Hearing before the Planning Commission of the City of Lincoln regarding several parcels including and surrounding 300 Keokuk St. This notice was sent to all property owners within 150 feet of this property, per statutory requirements. More detailed information on the request is provided in the published Public Hearing Notice and the complete packet will be available for public view at City Hall in Lincoln.

If you should have any questions or comments, please feel free to contact the Building and Safety Department at (217) 732-6318.

Sincerely,

Wes Woodhall  
Building & Safety Official  
City of Lincoln

PC-2026-01

Special Use Permit - Drive Thru  
311 S. Logan St.

Adjoining Property Owner List

| Address            | Property Owner                  | Additional Mailing Address               |
|--------------------|---------------------------------|--|
| 203 Keokuk St.     | Nathan Beard                    |  |
| 213 Keokuk St.     | Kristin Splain                  | 466 8th St, Lincoln                      |
| 216 Keokuk St.     | Dale Milstead                   | 30154 Oakford Rd., Oakford, IL 62673     |
| 218 Keokuk St.     | Paul Short                      | 537 Union St, Lincoln                    |
| 301 Keokuk St.     | Infiniti Real Estate LLC        | 10 Windsong Way, Bloomington, IL 61704   |
| 405 Keokuk St.     | Lincoln Holding Group LLC       | 1 Burwell Dr., PO Box 490, Lincoln       |
| 406 Keokuk St.     | Andrew Skaar                    |  |
| 414 Keokuk St.     | MBR Central Ill Properties, LLC | 201 N. Main St., St. Charles, MO 63301   |
| 107 Hennepin St.   | Patricia Morgan                 |  |
| 111 Hennepin St.   | Jerod Mears                     |  |
| 115 Hennepin St.   | Daniel Benedict                 | 406 S. Church St., Gibson City, IL 60936 |
| 129 Hennepin St.   | Nate and Emily Flint            | 1575 N 100th Rd., Cisco, IL 61830        |
| 205 Hennepin St.   | Walter Sablotny                 |  |
| 225 Hennepin St.   | Mathew May                      |  |
| 100 Hudson St.     | Jack and Nancy Leich            | 108 Hudson St., Lincoln                  |
| 108 Hudson St.     | Jack and Nancy Leich            |  |
| 112 Hudson St.     | NRL Properties                  | 1804 Copherfield Dr., Morton, IL 61550   |
| 134 Hudson St.     | Andrew and Jennifer Cunningham  |  |
| 212 Hudson St.     | Norman Fry                      |  |
| 112 Inlet St.      | Michael and Cassie Leesman      |  |
| 116 Inlet St.      | Kelly Brooks                    |  |
| 221 Latham St.     | Glodonna Trimby                 |  |
| 226 Latham St.     | Wesley and Cristine Wibben      | 220 Latham St, Lincoln                   |
| 317 Latham St.     | Thomas and Shelly Beutow        | 1850 Innsbrook Ave., Lincoln             |
| 3 Meadow Ln.       | Daniel Row                      |  |
| 4 Meadow Ln.       | Joan Graue                      |  |
| 7 Meadow Ln.       | Carol Miller                    |  |
| 8 Meadow Ln.       | William and Julie Bates         |  |
| 9 Meadow Ln.       | Denise Moore                    |  |
| 08-030-030-41      | Bates Family Farms LLC.         | 306 Clinton St, Lincoln                  |
| 08-030-030-34      | Bates Family Farms LLC.         | 306 Clinton St, Lincoln                  |
| 615 College Ave.   | WM and Janice Dickerson         |  |
| 620 College Ave.   | Justin and Carolyn Dammerman    |  |
| 621 College Ave.   | Stephen and Jan Montgomery      |  |
| 625 College Ave.   | Aydenir and Jenna Ridvan        |  |
| 626 College Ave.   | Infiniti Real Estate LLC        | 10 Windsong Way, Bloomington, IL 61704   |
| 716 N. Ottawa St.  | Infiniti Real Estate LLC        | 10 Windsong Way, Bloomington, IL 61704   |
| 804 N. Ottawa St.  | Larry and Rhea Martincic        |  |
| 818 N. Ottawa St.  | Sharon Cahill                   |  |
| 1199 N. Ottawa St. | John and Regina Beard           |  |
| 1201 N. Ottawa St. | Meissa Thomas                   |  |
| 114 Burlington St. | Richard and Debra Skelton       | 1224 Rutledge Dr., Lincoln               |

|                      |   |  |
|----------------------|---|--|
| 803 N. Kankakee St.  | Charles Augello and Loida Buaquina          | 13528 Frances Ave., Hudson, FL 34667   |
| 809 N. Kankakee St.  | My Hanh Nguyen                              |  |
| 813 N. Kankakee St.  | Dallas and Debra Jones                      |  |
| 819 N. Kankakee St.  | Beverly Kunkel                              |  |
| 820 N. Kankakee St.  | Thomas Leesman                              | 830 N. Kankakee St.                    |
| 828 N. Kankakee St.  | Randall and Christina Dirks                 |  |
| 830 N. Kankakee St.  | Randall and Christina Dirks                 |  |
| 831 N. Kankakee St.  | Benjamin Johnson                            | 36414 CR 1600 N. San Jose, IL 62682    |
| 904 N. Kankakee St.  | Board Enterprises Inc. C/O Victor Board     | 1440 State Rt. 121, Lincoln            |
| 908 N. Kankakee St.  | Spring Hyde                                 |  |
| 922 N. Kankakee St.  | Thomas Ramlow C/O Dennis and Roberta Murphy |  |
| 921 N. Kankakee St.  | John and Rebecca Trago                      | 207 N. Vine St., Mt. Pulaski, IL 62548 |
| 926 N. Kankakee St.  | Diane Meador                                | 1229 Rutledge Ave., Lincoln            |
| 928 N. Kankakee St.  | Robert and Sandra Sanders                   |  |
| 1005 N. Kankakee St. | John Roach                                  |  |
| 1007 N. Kankakee St. | Dale Swinford                               |  |
| 1008 N. Kankakee St. | Robert Wood                                 |  |
| 1009 N. Kankakee St. | Steve Hankins                               |  |
| 1011 N. Kankakee St. | Carma Henderson                             | 34 Redbud Ln., Lincoln                 |
| 1015 N. Kankakee St. | Erin Griffin                                | 617 Omaha Ave., Lincoln                |
| 1031 N. Kankakee St. | Nathan and Freda Adams                      |  |
| 1107 N. Kankakee St. | Susan Howe                                  |  |
| 120 Wichita St.      | Renee Dawson Jones                          |  |
| 201 Galena St.       | Kelsi Hadsall and Joshua Bentz              |  |
| 1225 Nicholson Rd.   | Faith Assembly of God                       |  |

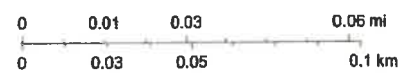
# ArcGIS Web Map



4/14/2026, 11:25:46 AM

-  Road Centerlines
-  City Village
-  Address Points
-  Parcels
-  2023 - West Red: Band\_1
-  Green: Band\_2
-  Blue: Band\_3
-  Light\_Gray\_Canvas\_Base

1:1,785



Logan County, Missouri Dept. of Conservation, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA



**REZONING PETITION**

Date: 4/10/2020

Applicant Name: Chase Hostow

Address: 300 Keokuk St → Lincoln University

State: IL Zip Code: 62656 Telephone No.: 425-791-8482

Legal Description of Property to be Rezoned: → see Attached list for addresses + parcel info.

Property Tax ID (PIN) Number: \_\_\_\_\_

Current Zoning Classification: RZ Proposed Zoning Classification: C1/C2

Current Use of Property: \_\_\_\_\_ Proposed Use of Property: mixed use

Common Address: 300 Keokuk St

State: IL Zip Code: 62656

**Names and Addresses of Property Owners to be Notified:** (Whenever owners of fifty percent (50%) or more of the street frontage in any block shall present to the City Council a petition, duly signed and acknowledged, requesting such amendment or reclassification, it shall be the duty of the City Council to refer the petition to the Planning Commission to hold a hearing thereon, as provided by statute.)

Brief Summary of Request: Specify existing and proposed classification and purpose for rezoning. Currently R2, requesting C1 or C2 to allow the non-multi-family buildings to be utilized

Relationship of Petitioner to Property: (Sole owner, owner of 50% of street frontage in the block; contract purchaser, etc.)

Tentative Answer

Clearly Explain the Nature and Purpose of this Rezoning Request: (Provide quantitative details, when applicable. Discuss adjacent uses, trend of development in the area, lot dimensions, parking resources, impact upon public facilities, and other appropriate information. Sketches, photos, and visual evidence may be attached. Attach additional pages of data as necessary. This request will allow us to purchase the college, - assuring a favorable outcome.

We plan to provide apartments (200+) AND revitalize the area by bring family oriented businesses to the area by using the vacant buildings

Explain how the Proposed Classification and Use Relates to the City's Comprehensive Plan. Rezoning will support our vision to use the college's facilities for community use.

By allowing adequate zoning, we can help bring new, local AND regional businesses to town. AND provide goods AND services Lincoln needs

Current zoning does not permit us to use the facilities to its maximum potential!

I (We) certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature of Applicant: Chase Date: 7/10/2021

\_\_\_\_\_ Date: \_\_\_\_\_

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

| Parcel        | Address / Name                                     | PIN                                |
|---------------|--|------------------------------------|
| 1             | Solar Field, Lincoln IL                            | 08-030-030-35                      |
| 2             | Soccer Field, Lincoln IL                           | 08-030-031-80                      |
| 3             | Softball Field, Lincoln IL                         | 08-030-044-00                      |
| 4             | 111 Davenport St., Lincoln IL                      | 08-230-154-00                      |
| 5             | 818 N. Ottawa St., Lincoln IL                      | 08-230-155-00                      |
| 6             | 810 N. Ottawa St., Lincoln IL                      | 08-230-157-00                      |
| 7             | 927 N. Kankakee St., Lincoln IL                    | 08-230-164-00                      |
| 8             | 1000 N. Ottawa St., Lincoln IL                     | 08-230-165-00                      |
| 9             | 300 Keokuk St., Lincoln IL                         | 08-230-171-00                      |
| 10            | 1028 N. Ottawa St., Lincoln IL                     | 08-255-001-00                      |
| 11            | 1026 N. Ottawa St., Lincoln IL                     | 08-255-002-00                      |
| 12            | 920 N. Ottawa St., Lincoln IL                      | 08-255-003-00                      |
| 13            | 1102 Nicholson Rd., Lincoln IL                     | 08-030-013-00                      |
| 14            | 102 Wichita Ave., Lincoln IL                       | 08-300-004-00                      |
| <del>15</del> | <del>Campbell Creekside Environmental Center</del> | <del>12-001-001-41</del> <i>ch</i> |