

**PLAN COMMISSION  
CITY OF GENESEO,  
HENRY COUNTY, ILLINOIS**



September 6<sup>th</sup>, 2016  
6:00 PM



# City of Geneseo, Illinois

- Incorporated February 16, 1865 -

115 S. Oakwood Ave. • Geneseo, Illinois 61254

Phone (309) 944-6419

Fax (309) 944-8254

## Plan Commission

September 6, 2016 6:00 PM

### Members:

Larry Meyer  
Chris Barnhart  
Michael Smith  
Rick McDaniels  
Ray Wirth

### Contact Person

Chairman – Chris Barnhart  
Rick Mills  
Building Inspector  
309-944-6419

## Agenda

### Call to order/roll call/Quorum check

### **Pledge of allegiance**

**Public Comment** – *Audience requests are limited to 3 minutes per subject. If additional time would be needed, please contact City Hall to be placed on the Agenda prior to the meeting.*

### Consent Agenda

- 1.) Approval of agenda
- 2.) Approval of Minutes from 8/1/16

### **Motion to approve agenda and minutes from 8/1/16 meeting.**

### Motion to Open Public Hearing

- a. Case #16-010 Request for a Certificate of Appropriateness for a vacant lot between two alleys behind 110 Brown Street to construct a 24' x 170' building that would be divided up into 17 10' x 24' mini storage rental units and recommended on to the City Council for final approval.

### Motion to Close Public Hearing

### Return to Open Meeting

### **New Business Item**

Consideration of Certificate of Appropriateness request for a vacant lot between two alleys behind 110 Brown Street by Johnson Rentals of Geneseo LLC for the construction of a 24'x 170' building to be divided into 17 10'x 24' mini storage rental units.

### **Old Business Items**

- I. Board education and discussion
- II. General Comments
- III. Adjournment



# City of Geneseo, Illinois

- Incorporated February 16, 1865 -

115 S. Oakwood Ave. • Geneseo, Illinois 61254

Phone (309) 944-6419

Fax (309) 944-8254

Date: August 1, 2016 Time: 6:00 pm

## Plan Commission

### Members:

Ray Wirth  
Chris Barnhart  
Larry Meyer  
Rick McDaniel  
Michael A. Smith

### Contact Person

Chris Barnhart  
  
Rick Mills  
Building Inspector  
309-944-6419

### Minutes

#### Call to order /roll call/Quorum check

Meeting called to order by Recording Secretary Loree K Phlypo at 6:00 p.m. Members answering roll call: Meyer, Wirth, Smith, and Barnhart. McDaniel was absent.

#### Pledge of allegiance

**Public Comment-** *Audience requests are limited to 3 minutes per subject. If additional time would be needed, please contact City Hall to be placed on the Agenda prior to the meeting.*

None

#### Consent Agenda

- 1) Approval of agenda
- 2) Approval of Minutes from 2/1/16

**Motion by Barnhart, second by Meyer to approve the consent agenda as written. All Ayes.  
Motion Carried.**

**Motion by Meyer, second by Wirth to appoint Chris Barnhart as Chairman.**

**Voice Vote. All Ayes. 0 Nays.**

**Motion Carried.**

#### Public Hearing on Case #16-009 Zoning classification change from R-2 to R-3 at 641 & 643 Dilenbeck Drive

**Motion by Meyer, second by Smith to open the public hearing at 6:04 PM.**

**Voice Vote. All Ayes. 0 Nays.**

**Motion Carried.**

Applicant Gene Stees would like to turn an existing duplex into a condominium and would need the property rezoned to accomplish this. The property has been for sale as a duplex for a year and a half and the owner feels that the property would be easier to sell as a condo unit. Administrator Kotter stated that this is difficult to approve because it is not clear as usually the condo is not built until after it is approved. So to turn a duplex into a condo could be setting a precedent. Usually the condo association is set up before it is built. Betsy Brudos stated that there are quite a few without written agreements or they have a loose agreement on the roof, snow removal and mowing. Kotter stated that when you have shared sewer or water pipes and something goes wrong then the parties expect the City to get involved and resolve it and that is not how it works. Commissioner Smith stated that it doesn't meet the Condo Use provisions of the City ordinance. Kotter stated that if this board allows the rezoning and then the wording of the agreement is not acceptable then how we undo the zoning. There have been a couple other Attorneys that Mr. Stees has hired to create this condo association with that felt that this shouldn't be approved. Stees stated that he feels that the City doesn't want to approve this because he is going to make more money off of it. Kotter stated that is not true it is just that this is not how this process works. We don't want every duplex in town turned into a condo, our ordinance wording doesn't allow this. Meyer stated that the City Attorney will review the wording of the agreement and see if it is acceptable before we take it to the City Council. The agreement would need to come back to the Plan Commission and after the City Attorney has reviewed before we are comfortable taking it to the City Council.

**Motion by Barnhart, second by Meyer to close the public hearing on Case 16-009 a request for rezoning from R-2 to R-3**

**Voice Vote. All Ayes. 0 Nays.**

#### **New Business**

The Commission decided that a recommendation to City Council would be contingent upon acceptance of the Condo Association Agreement document meeting all the tests mentioned above.

**Motion by Meyer, second by Wirth to direct Gene Stees to come back at a future meeting with condo plans for a plan review with the intention that if plans are agreeable to recommend an R-3 rezoning to City Council.**

**ROLL CALL:**

**Ayes 3 Barnhart, Meyer, Wirth**

**Nays 1 Smith**

**Absent 1 McDaniel**

**Motion Carried**

#### **Old Business Items**

##### **Board Education and Discussion**

Chairman Barnhart wanted to discuss changing the Ordinance to reflect a conversion of a duplex into a condo. Kotter stated that it wasn't on the agenda to discuss this so it would have to be on a future agenda. It could also include changes to the rules for Highway Corridor improvements and change that the Plan Commission and City Council can meet on the same week and take an item to the Council.

##### **General Comments**

None

**Adjournment**

**Motion by Wirth, second by Meyer to adjourn the meeting at 7:18 p.m.**

**All Ayes.**

**Motion Carried.**

Respectfully submitted by  
Recording Secretary  
Loree K. Phlypo

# City of Geneseo IL.

## Certificate of Appropriateness Case Report

HEARING DATE: September 6, 2016

Case No.: 16-010

Filing Date: 8/22/2016

Project Address: South of 110 Brown Street

Historic Landmark: No

Zoning: B-3

Block/Lot: 2 adjoining lots: N80 LOT 53 AND S 40 LOT 53 BLK 1 HUMPHREY & TURNERS ADD CITY OF GENESEO

Applicant: Johnson Rentals of Geneseo LLC

Staff Contact: Rick Mills & Lisa Kotter

### PROPERTY DESCRIPTION:

REAR OD 110 S. BROWN ST. - 2 adjoining lots: N80 LOT 53 AND S 40 LOT 53 BLK 1 HUMPHREY & TURNERS ADD CITY OF GENESEO

### PROJECT DESCRIPTION:

Johnson Rentals of Geneseo LLC has applied for a certificate of appropriateness for a vacant lot between the two alleys behind 110 Brown Street. If approved the Johnsons would like to construct a 24' x 170' building that would be divided up into 17-10' x 24' mini storage rental units. This building would be constructed on the west side of the lot with the doors facing eastward. The color has not been decided yet and could be discussed at the meeting. I don't think the Johnsons are set on one particular color. There are currently three lots this building would be on. The lot to the north has a rental house on it that has multiple units in it. The application states that the building will be placed on the west property line leaving 26' in front of the doors. The Johnson's currently own the two vacant lots and the red apartment house on the north end of the lots. Since you cannot build across lot lines, and if you were to combine the two vacant lots, there would still not be enough room to construct the building. The two lots would measure 120' and the proposed building is 170'. So they will need to survey and divide all three lots into two lots one for the apartment building and one for the storage units. Also staff would like to see the building set like 5' from the west line leaving 21' in front of the doors. This would allow the street department a place to push snow in the alley.

### OTHER ACTIONS REQUIRED:

None

### **COMPLIANCE WITH THE PLANNING CODE PROVISIONS:**

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated Landmark for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the City of Geneseo Plan Commission may consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors suggested in the Chipman Design plan. Section 31.068 of the Planning Code provides in relevant part as follows

- (A) The Plan Commission shall have the following duties relating to the Historic Preservation District:
- (1) To issue certificates of appropriateness prior to the issuance of any building permit pertaining to the construction, erection, alteration, removal, moving, or demolition of any structure in the Historic Preservation District;
  - (2) To propose, from time to time, to the Council the establishment or disestablishment of structures and/or areas for historic preservation and of any additions to or changes in the geographic boundaries of the Historic Preservation District;
  - (3) To advise the Council, the Building Inspector, other public agencies, and property owners in matters involving structures and areas of historic and/or architectural significance. Further, to assemble and hand over to the Chamber of Commerce information pertaining to funds, from both public and private sources, available for restoration, alteration, and preservation;
  - (4) To hold a public hearing when requested after a certificate of appropriateness has been denied; and
  - (5) To advise the Building Inspector whether a certificate of appropriateness II required for a particular improvement.
- (B) Procedures for the issuance or denial of a certificate of appropriateness shall be as follows:
- (1) No building permit for the construction, erection, alteration, removal, moving, or demolition of any structure or building in the Historic Preservation District shall be issued where the action will affect the exterior architectural features of the structure or building unless and until a certificate of appropriateness has been issued by the Plan Commission. Upon application for a building permit with respect to any structure or building in the above categories, the Building Inspector shall submit the application, together with the related plans and specifications, to the Board for its consideration.



(2) Application Procedures.

Requirement	Date
Date of application two weeks prior to Plan Commission meeting	8/22/2016
Two copies of all supporting materials and attachments received from applicant with application (two weeks prior to meeting)	8/22/2016
Notice of meeting for building permit and certificate (ten days prior to meeting)	8/26/2016
Application and documentation to plan commission members one week prior to meeting date.	
Written appeal of plan commission decision filed with city clerk within ten days of meeting	
Chairman of Plan Commission schedules a public hearing giving at least ten days' notice	

(3) Before recommending approval of a certificate of appropriateness, the Plan Commission shall consider whether:

- (a) The proposed change will adversely affect or destroy any significant historic or architectural feature of the structure;
- (b) It is inappropriate or inconsistent with the spirit and purpose of the ordinance;
- (c) It will affect adversely or destroy the general historic and architectural significance of the district; or
- (d) With respect to any proposed demolition, the Plan Commission shall determine whether or not preservation is economically feasible for the applicant and shall issue a certificate of appropriateness if the denial of the certificate would result in practical difficulty or unnecessary hardship that would deprive the applicant of the reasonable use of the land or building involved.

**APPLICABLE PRESERVATION STANDARD:**

The property under consideration is located in the Historic Preservation District of the City of Geneseo as demonstrated by the map of the district and location of the structure provided in the attachments. The Plan Commission refers to the model ordinance of the Illinois Association of Historic Preservation Commissions statement of purpose:

*.to promote the protection, enhancement, perpetuation, and use of improvements of special character or historical interest or value in the interest of the health, prosperity, safety, and welfare of the people of the City by:*

1. Providing a mechanism to identify and preserve the historic and architectural characteristics which represent the cultural, social, economic, political and architectural history of the City;
2. To promote civic pride in the beauty and noble accomplishments of the past as represented in the City's landmarks and historic districts;
3. Stabilizing and improving the economic vitality and value of the City's landmarks and historic areas;

**APPLICABLE PRESERVATION STANDARD CONTINUED:**

4. Protecting and enhancing the attractiveness of the City to have buyers, visitors and shoppers and thereby supporting business, commerce, industry, and providing economic benefit to the City;
5. Fostering and encouraging preservation, restoration of structures, areas, and neighborhoods and thereby preventing future urban blight.

**STAFF ANALYSIS:**

It is the opinion of the Building Inspector that this area shouldn't even be in the historic district. The Chipman Design talks only about buildings like what we would find on State Street. So I am not sure what to base the decision on if this would change any historic significance to this area. I think everyone would agree that a new building would look better there than the empty lot that is there presently. My only concern would be to move the building a little to the east to make room for a place to push snow.

**PLANNING DEPARTMENT RECOMMENDATION:**

Staff feels that a new building here would help improve the overall looks of this section of town. There is a metal style building that is fairly new where we have some storage garages on the east side of the historic district so the whole metal building is not out of place in the historic district.

**ATTACHMENTS:**

- Draft
- Photographs
- Project Information



**CITY OF GENESEO  
PLAN COMMISSION  
APPLICATION**

**FOR OFFICIAL USE ONLY**  
Case No. 16-010  
Date filed 8/22/16  
Fee Paid 0

An application with required attachments and a \$150.00 fee must be presented to the secretary of the Plan Commission no later than three weeks prior to the first Monday of the month.

Applicant's Name Johnson Rentals of Geneseo LLC Phone 309-489-6572

Address 1522 Crimson King Ct  
Geneseo IL 61254

Address of Property Affected 110 Brown St Geneseo

Zoning Classification B-3 Historic District

Legal Description or Property Tax Description 2 adjoining parcels : N80 Lot 53 and  
S40 Lot 53 BIK I Humphrey + Turners Add - City of Geneseo

Use of existing structure \_\_\_\_\_ Use of proposed structure Storage Garages

Application is made for Certificate of appropriateness  
(Conditional use, Zoning classification change, Certificate of appropriateness, Signage, HCOD Building permit)

State the reasons for making application and state purpose of proposed structure, if applicable. On 8 1/2" x 11" paper draw to scale the shape and size of property with front, side, and rear yard dimensions from structure, including square footage measurements of existing structure and square footage measurements with dimensions from property line of any proposed structure. For a home occupation conditional use indicate all available off street parking.

WANT TO BUILD A 24' X 170' MINI-STORAGE, STARTING IN  
THE SOUTHWEST CORNER OF LOT + GOING 24' TO THE EAST &  
170' TO THE NORTH, THIS LEAVES APX. 26' IN FRONT  
OF THE BUILDING FOR ENTRANCE

I (we) certify that the statements contained herein and the plans submitted herewith are true to the best of my (our) knowledge and belief. I (we) consent to the entry in or upon the premises described in the application by an authorized official of the City of Geneseo.

Robert W. Johnson  
Signature of Applicant

8-12-16  
Date

Karen Johnson  
Signature of Owner

8-12-16  
Date



**DEALER INFO.**  
 Bob Johnson Construction Inc.  
 747 East Culver Court  
 Geneseo, IL 61254

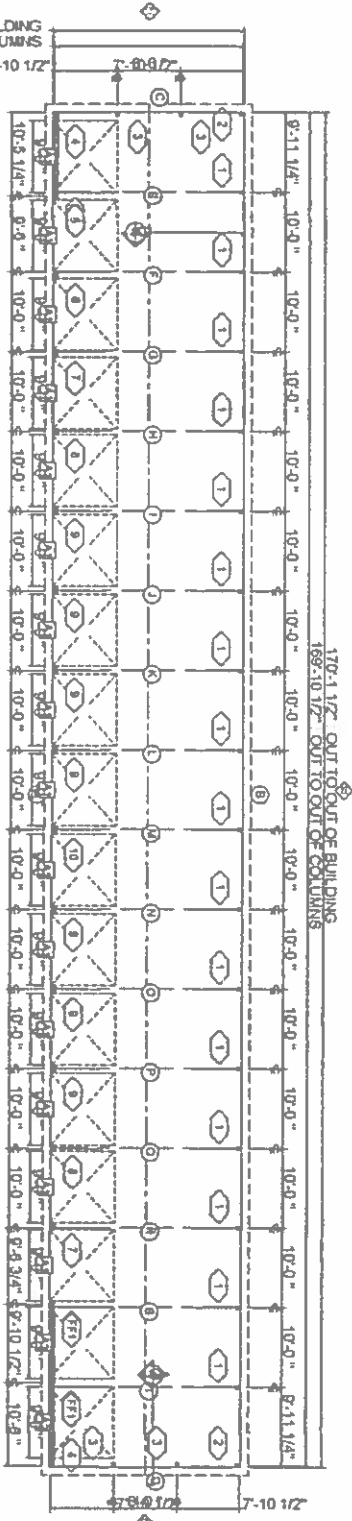
**CUSTOMER INFO.**  
 Bob Johnson Construction Inc.  
 747 E. Culver Ct.  
 Geneseo, IL 61254

**BUILDING DESCRIPTION**  
 24'-0" x 170'-1" x 9'-0"  
 Unl-Frame Embedded  
 QP072816

**Customer Approval**

**PROJ: 726A-15171-00-00**  
**PROPOSAL DRAWINGS**  
 Not for construction  
 The information presented in this drawing is preliminary design using the field provide design is subject to Later Engineering  
 "Not To Scale"

DATE: 8/15/2016

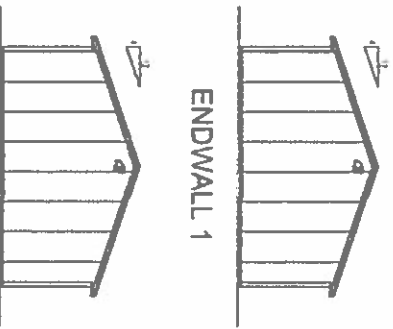


**OPENING SCHEDULE**

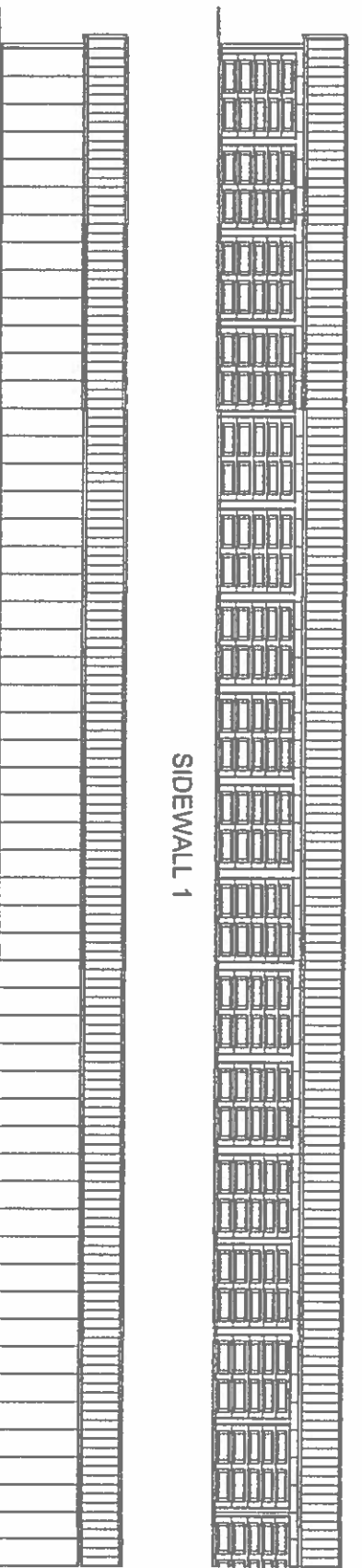
ID	MODEL	COLOR	NOMINAL	ROUGH	FINISH
A1	159L VALUE LONG UNINSULATED	White	108-966	108-966	101875
A2	159L VALUE LONG UNINSULATED	White	108-966	108-966	101875
A3	159L VALUE LONG UNINSULATED	White	108-966	108-966	101875

**COLUMN SCHEDULE**

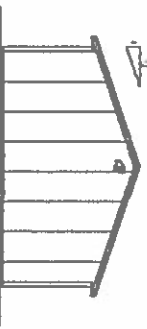
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1	601196	FE906	16'-0"	-48	4 X 17	PRECAST	0	0	EF701	BLOCK	0	0	EF211	
2	662216	FE906	16'-0"	-48	4 X 17	PRECAST	0	0	EF701	BLOCK	0	0	EF211	
3	662218	FE906	16'-0"	-48	4 X 17	PRECAST	0	0	EF201	BLOCK	0	0	EF211	
4	0003	FE906P-0003LUS	16'-0"	-48	8 X 24	PRECASTPUS	3	3	EF202	BLOCK	0	0	EF211	
5	0004	FE906P-0004LUS	16'-0"	-48	8 X 24	PRECASTPUS	3	3	EF202	BLOCK	0	0	EF211	
6	0005	FE906P-0005LUS	16'-0"	-48	8 X 24	PRECASTPUS	3	3	EF202	BLOCK	0	0	EF211	
7	0006	FE906P-0006LUS	16'-0"	-48	8 X 24	PRECASTPUS	3	3	EF202	BLOCK	0	0	EF211	
8	0007	FE906P-0007LUS	16'-0"	-48	8 X 24	PRECASTPUS	3	3	EF202	BLOCK	0	0	EF211	
9	0008	FE906P-0008LUS	16'-0"	-48	8 X 24	PRECASTPUS	3	3	EF202	BLOCK	0	0	EF211	
10	0009	FE906P-0009LUS	16'-0"	-48	8 X 24	PRECASTPUS	3	3	EF202	BLOCK	0	0	EF211	
11	0010	FE906P-0010LUS	16'-0"	-48	8 X 24	PRECASTPUS	3	3	EF202	BLOCK	0	0	EF211	
12	0011	FE906P-0011LUS	16'-0"	-48	8 X 24	PRECASTPUS	3	3	EF202	BLOCK	0	0	EF211	
FE1	FLD/FAB	FE906	1401-07	104.7N		HEADER								



ENDWALL 1



SIDEWALL 1



ENDWALL 2



SIDEWALL 2

DEALER INFO.

Bob Johnson Construction Inc.  
747 East Culver Court  
Geneseo, IL 61254

CUSTOMER INFO.

Bob Johnson Construction Inc.  
747 E. Culver Ct.  
Geneseo, IL 61254

BUILDING DESCRIPTION

24'-0"X170'-1"X8'-0"  
Unl-Frame Embedded  
QP072816

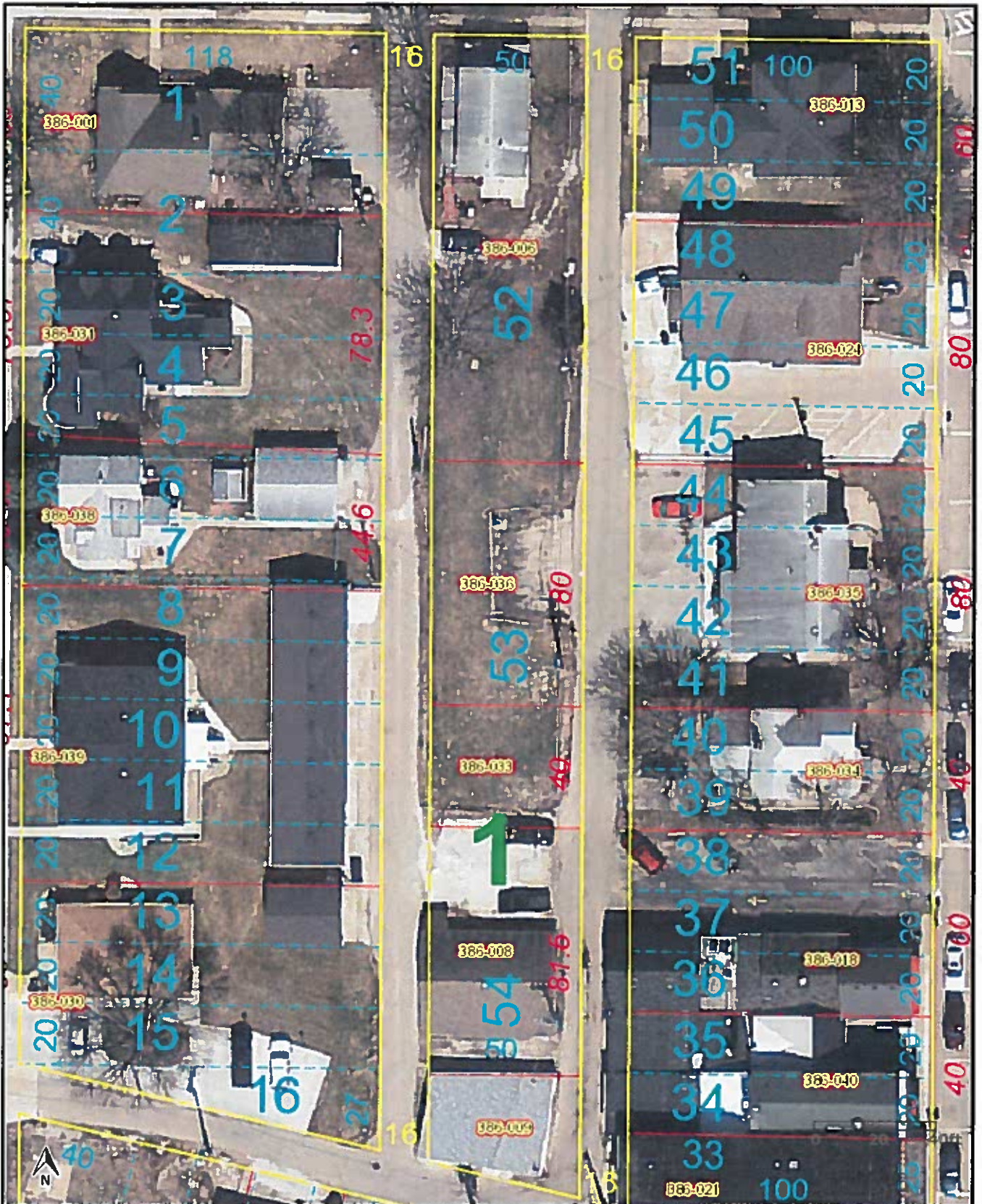
Customer Approval

(Initials)  
DATE: 8/15/2016

PROJ: 726A-15171-00-00  
PROPOSAL DRAWINGS  
Not intended for construction  
The information presented in this drawing is preliminary design using the final provided design. It is subject to further engineering and to be used as a guide only.  
\* Not To Scale \*



North ↑



Henry County, IL  
Date Printed: 8/24/2016

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# City of Geneseo City Hall

115 S. Oakwood Ave.

Geneseo, IL 61254

309.944.6419 FAX 309.944.8254

## Notice of Meeting

For

### Consideration of Certificate of Appropriateness In The Historic Preservation District

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The Plan Commission will hear and consider a request for the construction of a 24' x 170' mini storage unit at this location. This request will be considered at the **September 6, 2016** meeting of the Plan Commission.

Tuesday September 6<sup>th</sup> 2016

6:00 P.M.

Council Chambers,  
115 S. Oakwood Ave.

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The Board will consider the impact of the proposed change upon the Historic Preservation District in its consideration of the Granting of a Certificate of Appropriateness.

Copies of the application are available for review during business hours at City Hall, 115 S. Oakwood Ave.

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Rick Mills  
City Building Inspector