



Agenda for Special Plan Commission
September 11, 2017 6:00 PM
Council Chambers, 115 S. Oakwood Avenue Geneseo, IL 61254

Members:

Larry Meyer
Chris Barnhart
Michael Smith
Keith Kennett
Brett Barnhart

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 9/21/17

Motion to approve agenda and minutes from 9/21/17 meeting.

Motion to Open Public Hearing

- a. Case #17-010 Request by City for a Zoning change from B-1 to B-4.

Motion to Close Public Hearing

Return to Open Meeting - New Business Item

- I. Consideration to recommend to City Council Case #17-010 a request for a Zoning change to property at 206 N Stewart St from B-1 to B-4.

Old Business Items

None

- 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 21, 2017 Time: 6:00 pm

Plan Commission

Members:

Ray Wirth
Chris Barnhart
Larry Meyer
Keith Kennett
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 Co-Chair Larry Meyer at 6:00 p.m. Members answering roll call: B.Barnhart, and Smith. Kennett was absent. Also in attendance was City Administrator Kotter, Building Inspector Mills, Park District Rep Paula Verbeck, Channel Seed Reps James Melton and Joe Woulf.

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 5/22/17

Motion by Smith, second by B. Barnhart to approve both items on the consent agenda.

Voice Vote. 3 Ayes. 2 Absent.

Motion Carried.

Motion by B. Barnhart, second by Smith to open the Public Hearing at 6:01 PM to discuss the following case:

1. **Case #17-008 a request for a Development Permit in the Highway Corridor Overlay District.**

Voice Vote. 3 Ayes 0 Nays. 2 Absent.

Motion Carried.

1. Case #17-008 Requestor reported that this permit will allow Channel Seed to have a location in Geneseo to serve its customers. It is currently located in Rock Falls Sterling area. They purchased half of the Alexander Lumber lot and will erect an 80x120 feet building and will enter through the South side of Alexander Lumber lot. An LED sign will be facing East and

will comply with all the requirements of the City sign ordinance as well as all building regulations and will have an asphalt dust free driveway.

Motion by B. Barnhart, second by Smith to close the Public Hearing at 6:06 PM.

Voice Vote. 3 Ayes. 2 Absent.

Motion Carried.

New Business –

Consideration to recommend to City Council the approval of Case #17-008 – A request for a Development Permit in the Highway Corridor Overlay District.

Motion by Smith, second by B. Barnhart to recommend to City Council the approval of Case #17-008 Channel Seed Company request for a Development Permit in the Highway Corridor Overlay District.

Voice Vote. 3 Ayes. 2 Absent.

Motion Carried.

Consideration to recommend to City Council the approval of Case #17-009 – A request by the Geneseo Park District to install a digital sign.

All digital signs must come before the Plan Commission. Paula Verbeck from the Park District reported that the actual LED part will be 28' which is under the limit of 30'. It will be on the parking lot light timer and be dark sky compliant. Inspector Mills reported that most have an auto-dimmer.

Motion by B. Barnhart, second by Smith to recommend to City Council to approve Case #17-009 a request by the Genesoe Park District to install a digital sign.

Voice Vote. 3 Ayes. 0 Nays. 2 Absent.

Motion Carried.

Old Business –

None

Board Education and Discussion -

None

General Comments -

None

Adjournment

Motion by Smith, second by B. Barnhart to adjourn the meeting at 6:12 p.m.

3Ayes. 0 Nays. 2 Absent.

Motion Carried.

Respectfully submitted by
Recording Secretary
Loree K. Phlypo

City of Geneseo Plan Commission Case Report
Zoning Classification Change Case Report

HEARING DATE: September 11, 2017

Filing Date: 8/23/2017

Case No.: 17-010

Project Address: 206 N. Stewart Street (lot north of electric substation with building on it)

Historic Landmark: N.A.

Zoning: B-1

Applicant: City of Geneseo Electric Company

Staff Contact: Rick Mills/Lisa Kotter/ Louis Opsal

Reviewed By: Lisa Kotter/ Louis Opsal

PROPERTY DESCRIPTION:

206 N. Stewart Street

N.33 ACRE OF W175 BLK 56 HUMPHREY & TURNERS 2ND ADD CITY OF GENESEO

PROJECT DESCRIPTION:

The city is in the process of selling this property and has received an offer from 2 Brothers Tree service. The city would like to accept their offer but will need to change the Zoning Classification from B-1 to B-4 for this use to be permissive in this area. With the purchase of the property located at 504 E. Exchange Street by the electric utility company, this property is no longer needed for city use. Steve's Nursery across the street is zoned B-1 and the sewer treatment plant across the tracks and west is zoned B-4 so this would not be a spot zoned lot.

OTHER ACTIONS REQUIRED:

Recommend to council to change the zoning classification if the commission votes in favor of this action.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS (Zoning Ordinance):

9-5-9: "B-1" Business District (Local)

Intent. This District is intended to provide for individual or small groups of retail and customer service establishments serving primarily the convenience of an individual residential neighborhood and the character, appearance, and operation of which are compatible with the character of the surrounding neighborhood. It is further intended to be incidental to the neighborhood in which located.

9-5-12: "B-4" Business District (Special)

Intent. This district is intended to provide for those light industrial uses and existing grain and lumber handling enterprises which are in keeping with the residential nature of the community. Industrial uses should not be detrimental to the surrounding community on the basis of actual physical and operational characteristics by virtue of traffic, physical appearance, or other environmental factors.

A.

Permissive Uses:

1. Grain elevator.
2. Feed mill.
3. Lumber yard.
4. Building for business, manufacturing, industrial, or railroad purposes.
5. Accessory storage shall be enclosed in a building or by a concrete or masonry wall not less than six feet (6') in height.
6. Any commercial or industrial use may be allowed that observes the environmental noise standards, except that:
 - a. No building shall be erected, converted, reconstructed, or structurally altered for church, school, institutional, or residential except for resident watchmen or caretakers employed on the premises.
 - b. No premises is used for auto wrecking, junk yard, and similar storage or salvage.
 - c. No premises is used for extraction of raw materials.
 - d. No premises is used for bulk storage of oils, petroleum, or similar flammable liquid and chemicals, or for the storage of explosives.
 - e. Fuel oil storage tanks are to be placed under ground.

PUBLIC/NEIGHBORHOOD INPUT:

Letters have been sent to the neighbors within 250' of this property notifying them of the public hearing.

ISSUES & OTHER CONSIDERATIONS:

None

STAFF ANALYSIS:

Staff feels that there is no issue with changing the zoning on this property to B-4.

PLANNING DEPARTMENT RECOMMENDATION:

A request has been submitted to change the Zoning classification of the lot known as 206 N. Stewart Street Geneseo from B-1 to B-4.

ATTACHMENTS:

Draft

Project Information

CITY OF GENESEO

PLAN COMMISSION APPLICATION

FOR OFFICIAL USE ONLY

Case No. 17-010

Date filed 8/23/17

Fee Paid 0 City

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 City of Geneseo Phone 309-944-6419

Address 115 S. OAKWOOD AVE.

GENESEO IL 61254

Address of Property Affected 206 N. STEWART ST.

GENESEO

Current Zoning Classification B-1 Requested Zoning Classification B-4

Legal Description or Property Tax Description N. 33 ACRES OF W175 Bk6 Humphrey & TURNERS

2ND ADD City of GENESEO

Use of existing structure City Electric Dept. Storage Use of proposed structure TREE SERVICE BUSINESS

Application is made for ZONING CLASSIFICATION CHANGE
(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.

The City has an offer from Two Brothers Tree Service to purchase the building. B-1 does not accom. this type of business. A rezone to B-4 would allow this use.

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.

Diana Kater
Signature of Applicant

8/23/17
Date

Diana A. Kater
Signature of Owner

8/23/17
Date

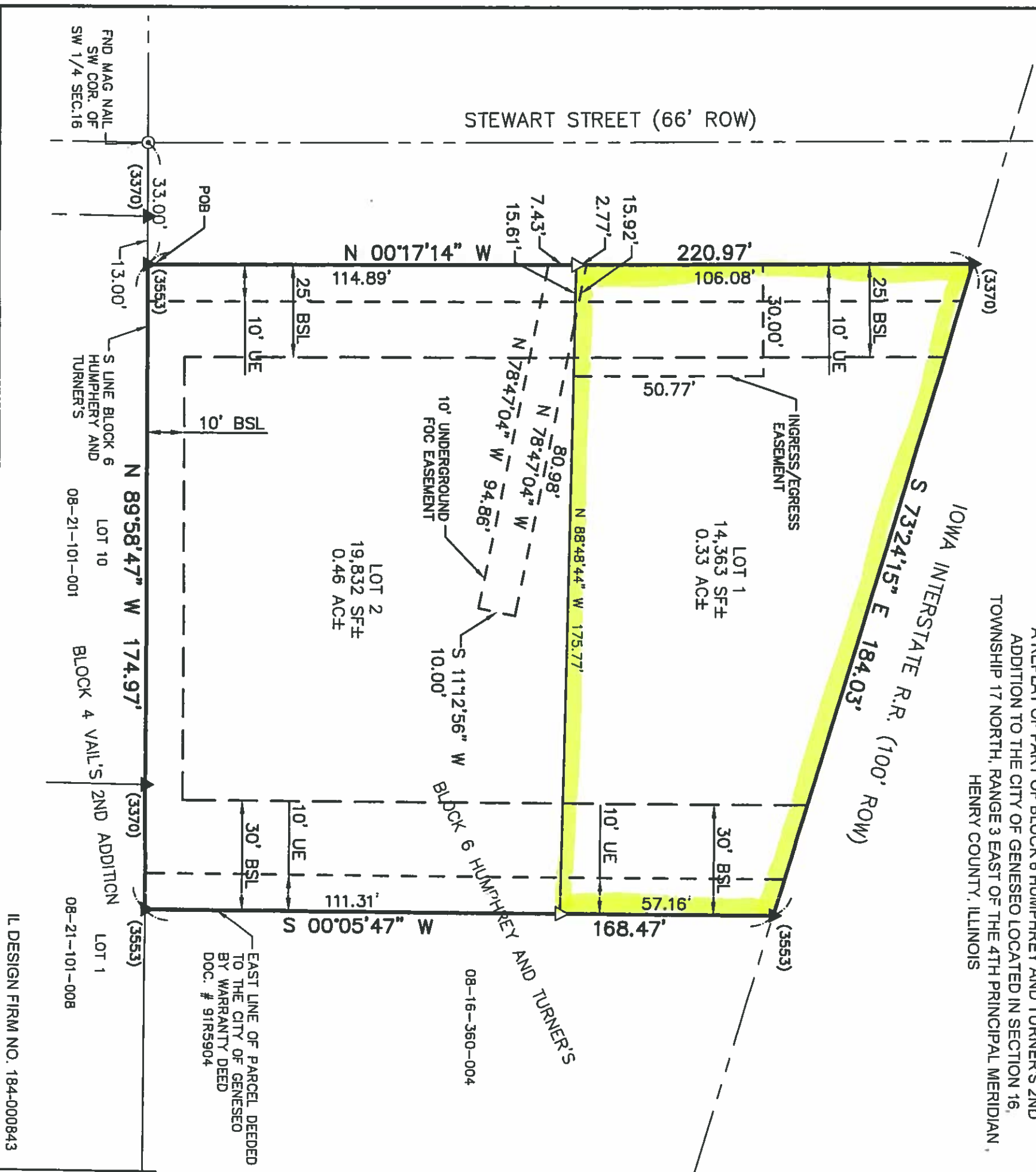
FINAL PLAT

OF
STEWART STREET SUBDIVISION

A REPLAT OF PART OF BLOCK 6 HUMPHREY AND TURNER'S 2ND ADDITION TO THE CITY OF GENESEO LOCATED IN SECTION 16, TOWNSHIP 17 NORTH, RANGE 3 EAST OF THE 4TH PRINCIPAL MERIDIAN, HENRY COUNTY, ILLINOIS

IOWA INTERSTATE R.R. (100' ROW)
S 73°24'15" E 184.03'

STEWART STREET (66' ROW)



0 30
SCALE: 1" = 30'

BASIS OF BEARING
ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE,
NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT)

LEGEND

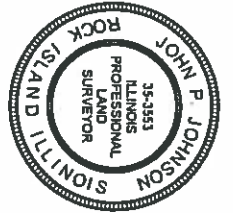
- SUBDIVISION BOUNDARY
- EXISTING LOT LINE
- - - PROPOSED LOT LINE
- - - PROPOSED EASEMENT LINE
- - - BUILDING SETBACK LINE
- - - SECTION LINE
- ▲ REBAR WITH CAP, FOUND
- △ REBAR WITH CAP# 35-3553, SET
- 100.00' MEASURED DIMENSION
- POB POINT OF BEGINNING
- BSL BUILDING SET BACK LINE
- UE UTILITY EASEMENT

SURVEYOR'S NOTES

1. IT SHOULD BE NOTED THAT IN THE PERFORMANCE OF THIS SURVEY, THE COURSES AND DISTANCES OF THE SURVEY MAY VARY FROM RECORDED CALLS, BASED ON THE EXISTENCE OF FOUND MONUMENTATION, OCCUPATION, OR OTHER CONTROLLING CALLS OR CONDITIONS THAT HAVE OCCURRED IN THE SURVEY OF THIS PROPERTY.
2. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, DRAINAGE AREAS AND ROADWAYS THAT A COMPLETE TITLE SEARCH WOULD DISCLOSE.
3. BUILDING SETBACK LINES PER CITY ZONING ORDINANCE.
4. DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT.
5. ALL MONUMENTS HAVE BEEN FOUND OR SET AS SHOWN ON THIS PLAT.
6. SURVEY PERFORMED MARCH 15, 2017.

OWNER/SUBDIVIDER

CITY OF GENESEO
115 SOUTH OAKWOOD
GENESEO, IL 61254



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that it conforms to the current Illinois Minimum Standards for a boundary survey.

John P. Johnson
John P. Johnson, PLS No. 35-3553
My license expires on November 30, 2018
No. of sheets covered by this seal: 1

Date: 3-31-17

REVISIONS		
No.	DESCRIPTION	DATE

Missman, Inc.
Professional Engineers & Land Surveyors

Rock Island, IL • Bettendorf, IA • Rockford, IL • DeKalb, IL
(309) 766-7644 (563) 344-0260 (815) 965-6400 (815) 746-5543
www.missman.com

STEWART STREET SUBDIVISION
GENESEO, ILLINOIS
FINAL PLAT

Missman Project No
A17S003

File Name:
Stewart Street 2 Lot Subdiv
© COPYRIGHT 2017
ALL RIGHTS RESERVED
Field Book No.:
Drawn By: JPJ
Checked By: CEJ
Date: 3/28/2017

S-1
Sheet 1 of 1