

Agenda for Plan Commission
February 26, 2018 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 10/2/17

Motion to approve agenda and minutes from 10/2/17 meeting.

Motion to Open Public Hearing

- a. Case #18-001 Request to have the zoning classification changed from R-1 to R-2 for the property described as N PT LOT 10 W OF RD, EX W16.5 & EX 4.50A, SE NE SEC 16 T17N R3E LANDS INCORP City of Geneseo. This will be 14.88 acres of farm land off of Olivia Drive which is off of North Chicago Street. This is north and west of Woodridge and north of the Library property and the Catholic Church property.

Motion to Close Public Hearing

Return to Open Meeting

New Business Item

- I. Consideration to recommend to Council Case #18-001 a request to have the zoning classification changed from R-1 to R-2 for the property described as N PT LOT 10 W OF RD, EX W16.5 & EX 4.50A, SE NE SEC 16 T17N R3E LANDS INCORP City of Geneseo. This will be 14.88 acres of farm land off of Olivia Drive which is off of North Chicago Street. This is north and west of Woodridge and north of the Library property and the Catholic Church property.
- II. Consideration to appointment a Chairman.

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: October 2, 2017 Time: 6:00 pm

Plan Commission

Members:

Brett Barnhart
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 Chairman Chris Barnhart at 6:00 p.m. Members answering roll call: B. Barnhart, Kennett, Smith and Meyer. Also in attendance was City Administrator Kotter, Recorder Phlypo and Building Inspector Mills.

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 9/11/17
- Chris Barnhart was added as being absent.

Motion by Meyer, second by B. Barnhart to approve the agenda.

Voice Vote. 5 Ayes. 0 Nays.

Motion Carried.

Motion by B. Barnhart, second by Kennett to approve the minutes from 9/11/17 with the noted addition.

Voice Vote. 5 Ayes. 0 Nays.

Motion Carried.

Motion by Kennett, second by Smith to open the Public Hearing at 6:03 PM to discuss the following case:

Case #17-011 a request by the City for a Text Amendment to Section 9-5-12: (A)(6)(e) in the B-4 Zoning District.

Voice Vote. 5 Ayes 0 Nays.

Motion Carried.

**Motion by Kennett, second by Meyer to close the Public Hearing at 6:04pm.
Voice Vote. 5 Ayes 0 Nays.
Motion Carried.**

New Business:

1. Case #17-011 The City is requesting a text change in the zoning code with reference to fuel oil storage tanks. Currently they are to be placed underground, this text amendment would allow them to be above ground constructed, located and protected as required by the State Fire Marshall. Safety wise and environmentally it is better to have them above ground. Two Brothers Tree Service is purchasing the property at 206 N. Stewart and would like to have onsite fuel for use at their business.

Motion by Kennett, second by B. Barnhart to recommend to City Council the approval of a text amendment to Section 9-5-12 (A)(6)(e) in B-4 Zoning District to read “fuel oil storage tanks are to be constructed, located and protected as required by the State Fire Marshall” with specific wording from the City Attorney.

Voice Vote. 5 Ayes. 0 Nays.

Motion Carried.

Old Business –

None

Board Education and Discussion -

None

General Comments -

None

Adjournment

Motion by Smith, second by Meyer to adjourn the meeting at 6:16 p.m.

5 Ayes. 0 Nays.

Motion Carried.

Respectfully submitted by
Recording Secretary
Loree K. Phlypo

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

HEARING DATE: February 26, 2018

Filing Date: 2/6/2018

Case No.: 18-002

Project Address: No parcel address available (go by property description below) Olivia Drive

Historic Landmark: N.A.

Zoning: R-1

Owner/Applicant: John Loucks

Future Developer/Applicant: Bear Development, LLC

Staff Contact: Rick Mills/Lisa Kotter

Reviewed By: Lisa Kotter

PROPERTY DESCRIPTION:

N PT LOT 10 W OF RD, EX W16.5 & EX 4.50A, SE NE SEC 16 T17N R3E LANDS INCORP City of Geneseo. This will be the 14.88 acres of farm land off of Olivia Drive which is off of North Chicago Street. This is north and west of Woodridge and north of the Library property and the Catholic Church property.

PROJECT DESCRIPTION:

There has been a request from the applicants to change the Zoning Classification from R-1 to R-2 for the property described above. The lot is currently vacant farmland and is adjacent to the Woodridge Supported Living property, the Library, the Catholic Church and east of the Jr High School. For the purpose of this meeting we are only looking at changing this 14.88 acres to R-2 zoning from its current zoning class of R-1. This is required for the applicant to apply for a state funded project. A second approval would then come back to the Plan Commission for a conditional use permit for an elderly housing unit project. This project if and when it comes back to the commission, would consist of a 3-story building on approximately 2 acres (or more) of this parcel that would have 40 multi-family housing units within this one structure for elderly living quarters. These units would consist of 24 1-bedroom units and 16 2-bedroom units. This structure would have approximately 44,487 square foot in it. The structure would also have a community room for the residence and a small exercise room. A conceptual design will be provided at the meeting, but please keep in mind that for this meeting we are only looking at changing the zoning classification of this entire parcel from R-1 to R-2.

OTHER ACTIONS REQUIRED:

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

*Again, for this housing project to continue when they get the funding, the applicant will need to come back with a subdivided parcel, that the project will be on, asking for a conditional use permit. At that time, the Plan Commission will need to review storm-water requirements and other items that come along with the conditional use permit.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS (Zoning Ordinance):

9-5-4: "R-2" Residential District

Intent - The principal use of land is for single-family dwellings and, under certain conditions, new two-family dwellings and the conversion of older, larger dwellings into two-family and multi-family dwellings. It is further the intent of this District to protect the value of existing residential areas and insure the value of future residential development while providing for the essential, supporting facilities, both public and private, of the residential areas. Internal stability, attractiveness, order, and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities.

19. Hospital, clinic; nursing home; housing for the elderly; and educational, philanthropic, and religious institution, provided not more than fifty percent (50%) of the site area may be occupied by buildings.

9-5-3: "R-1" Residential District

Intent.

The principal use of land is for single-family dwellings. These residential areas are intended to be defined and protected from encroachment of uses which are not appropriate to a residential environment. Internal stability, attractiveness, order, and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities.

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 from R-1 to R-2. The farmland property to the north of this parcel is the furthest east portion of the Maple Leaf Subdivision.

PLANNING DEPARTMENT RECOMMENDATION:

A request has been submitted to change the Zoning classification of the lot described as Tax ID # 08-16-276-013 "N PT LOT 10 W OF RD, EX W16.5 & EX 4.50A, SE NE SEC 16 T17N R3E LANDS INCORP CITY OF GENESEO" from R-1 to R-2 residential zoning.

ATTACHMENTS:

Draft

Project Information

**CITY OF GENESEO
PLAN COMMISSION
APPLICATION**

FOR OFFICIAL USE ONLY

Case No. 18-002

Date filed _____

Fee Paid _____

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 Bear Development, LLC Phone 414-759-8088

Address 4011 80th Street
Kenosha, WI 53142

Address of Property Affected No parcel address available

Zoning Classification R-1 to R-2

Legal Description or Property Tax Description 08-16-276-013

Use of existing structure N/A - farmland Use of proposed structure 40 unit senior apartments

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

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.

Applicant is seeking to amend the zoning classification on the entire 14.86 acre parcel in part to allow construction of one 3-story building on approximately 2 (+/-)

acres of land located near the eastern portion of the site. The building will be for seniors only to take advantage of senior demand in Geneseo and

will contain 24 1-bedroom units and 16 2-bedroom units. The building will also contain a community room, fitness room and management office

While the entire parcel is being rezoned, there are no current plans for development of the remaining balance of the site

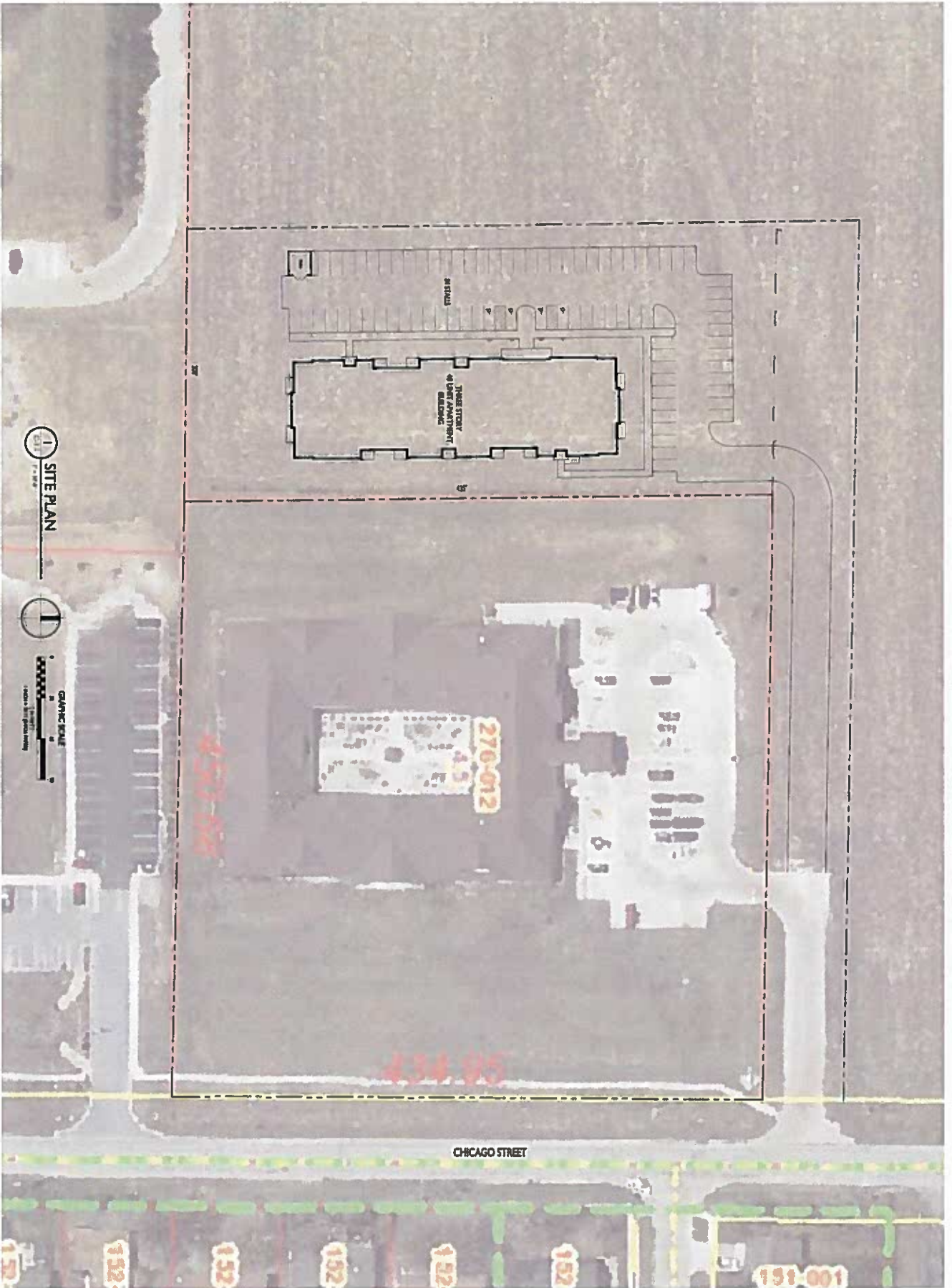
I (we) certify that the statements contained herein and the plans submitted herewith are true to the best of my (our) knowledge and belief. I (we) consent to the entry in or upon the premises described in the application by an authorized official of the City of Geneseo.

Joseph Schwenker
Signature of Applicant

2/16/2018 Date

John A. Lomaker
Signature of Owner

2/14/18 Date



SITE PLAN

GRAPHIC SCALE
 1" = 100' (Horizontal)
 1" = 20' (Vertical)

CHICAGO STREET

knott+bruce
 ARCHITECTS
 100 West Superior Street, Suite 1000
 Chicago, Illinois 60606
 Phone: 312.467.1100
 Fax: 312.467.1101

DESIGN
 David G. Knott - Project Architect

PROJECT TITLE
 Genesee Commons
 Bear Development

WALK STREET
 Genesee, Illinois
 276-012
 Site Plan

PART NUMBER

C-1.1

PROJECT NO. 0000
 © 2011 Knott + Bruce Architects, Inc.



2-26-2018 PLAN COMMISSION MEETING CHANGING LOUCKS LOT FROM R-1 TO R-2
FOR POSSIBLE ELDERLY LIVING BUILDING ON PART OF THIS LOT

TSC_Site_Address	TSC_Owner1	TSC_Owner1_Address	TSC_Owner1_City
709 E MULBERRY DR	VANDEMORE, PAUL M & DEBRA L	709 E MULBERRY DR	GENESEO IL 61254
740 HICKORY ST	SCHOOL GENESEO UNIT 228,	648 N CHICAGO ST	GENESEO IL 61254
822 HICKORY ST	NANNI, RICHARD & PENELOPE	740 HICKORY ST	GENESEO IL 61254
717 HICKORY ST	JOHNSON, JAMES I & PAMELIA	822 HICKORY ST	GENESEO IL 61254
837 HICKORY ST	LOUCKS, JOHN A RTR & MARGARET A RTR	104 WHISPERING CREEK LN	GENESEO IL 61254
709 E CHERRY	STOUT, JEREMY L & RASCHEL S	717 HICKORY ST	GENESEO IL 61254
733 HICKORY ST	NASH, VIRGINIA R TR	837 HICKORY ST	GENESEO IL 61254
703 CHERRY DR	KUETHE, TROY M & PAIGE L	709 CHERRY DR	GENESEO IL 61254
836 HICKORY ST	FORD, CURTIS J & TERI L LTR	733 HICKORY ST	GENESEO IL 61254
725 HICKORY ST	OCONNOR, JOHN T & KATHY A	703 CHERRY DR	GENESEO IL 61254
595 E OGDEN AVE	WARD, CHRISTINE M	836 HICKORY ST	GENESEO IL 61254
703 E MULBERRY DR	BECK, DONALD D & VERA I LTR	725 HICKORY ST	GENESEO IL 61254
914 N CHICAGO ST	CHURCH ST MALACHY ROMAN CATHOLIC CONGREGATION,	595 E OGDEN AVE	GENESEO IL 61254
613 E OGDEN AVE	ADELL, ALBERT L III & RACHEL M	703 MULBERRY DR	GENESEO IL 61254
811 HICKORY ST	CHURCH GENESEO EVANGELICAL FREE,	914 N CHICAGO ST	GENESEO IL 61254
741 HICKORY ST	LOUCKS, JOHN A RTR & MARGARET A RTR	104 WHISPERING CREEK LN	GENESEO IL 61254
702 E CHERRY DR	ORLING, JERRY L	811 HICKORY ST	GENESEO IL 61254
819 HICKORY ST	GREEN, JOSEPH R	741 HICKORY ST	GENESEO IL 61254
E OGDEN	JOHNSON, JENNIFER D & CHAD E	702 E CHERRY DR	GENESEO IL 61254
803 HICKORY ST	SELLERS, JAMES R & CORY S	819 HICKORY ST	GENESEO IL 61254
620 OLIVIA DR	GENESEO CITY OF,	C/O CITY CLERK 115 S OAKWOOD AVE	GENESEO IL 612542128
720 HICKORY ST	TIEDEMAN, RAYMOND & CYNTHIA L	803 HICKORY ST	GENESEO IL 61254
825 HICKORY ST	NORTHWEST ILLINOIS HOLDINGS LLC,	3359 MAIN ST	SKOKIE IL 60076
806 HICKORY ST	DEITRICK, JOHN W & THERESA F	720 HICKORY ST	GENESEO IL 61254
706 GOOSEBERRY DR	RESCHKE, SHANE & PITCHFORD, LINDSEY N	825 HICKORY DR	GENESEO IL 61254
707 E MULBERRY DR	SQUIRE, DENNIS & BONITA	806 HICKORY ST	GENESEO IL 61254
805 N CHICAGO ST	JOHNSON RENTALS OF GENESEO LLC,	1522 CRIMSON KING CT	GENESEO IL 61254
706 E CHERRY	MALLUM, DANIEL S & DIANE M	707 MULBERRY DR	GENESEO IL 61254
	GENESEO PUBLIC LIBRARY DIST,	805 N CHICAGO ST	GENESEO IL 61254
	MAPLE LEAF FARM LLC,	3211 E 35TH ST CT	DAVENPORT IA 52807
	FUQUA, JAMES R	706 E CHERRY	GENESEO IL 61254



CITY of
GENESE O

Where the *future* grows.

February 20, 2018

RE: Rezoning of 14.88 Acres from R-1 to R-2

Dear Residents:

The purpose of this letter is to inform you that a Public Hearing will be held on February 26, 2018 at 6:00pm prior to the Plan Commission Meeting to allow residents within 250 feet of the property described below to have an opportunity to provide any written or oral comments on the request to change the zoning classification from R-1 to R-2 for the property at the description of N PT LOT 10 W OF RD, EX W16.5 & EX 4.50A, SE NE SEC 16 T17N R3E LANDS INCORP City of Geneseo. This will be 14.88 acres of farm land off of Olivia Drive which is West of North Chicago Street. This zoning change is to allow for a senior housing complex to the West of Woodridge Supportive Living.

If you would like to submit a comment or opinion on this please submit them by 4:00PM on February 26, 2018 or you are invited to attend the Public Hearing. Enclosed is the Public Hearing announcement that was published in the paper.

Yours truly,

Loree K. Phlypo

City Clerk

PUBLIC HEARING

The City of Geneseo Plan Commission has received an application from the property owner for a Zoning classification change with a conditional use permit at the property with the lot description of lot: N PT LOT 10 W OF RD, EX W16.5 & EX 4.50A, SE NE SEC 16 T17N R3E LANDS INCORP off of Olivia Drive. This classification change, if granted, would allow property to be changed from the current R-1 residential zoning to R-2 residential zoning with a conditional use permit for the use listed as "housing for the elderly". Prior to making a decision and in accordance with the provisions of Zoning Ordinance No. 1206, as amended, and the State statutes, it is hereby announced that a public hearing will be held to consider this request beginning at 6:00 PM on Monday, February 26th 2018 at the City Council Chambers, 115 S. Oakwood Ave., Geneseo IL. Written comments will be accepted until 4:00 PM Monday, February 26th 2018 and should be addressed to City of Geneseo, City Hall, 115 S. Oakwood Avenue, Geneseo IL 61254.

At the public hearing, all persons interested will be given an opportunity to provide oral and written testimony.

Loree K. Phlypo
City Clerk

Approved by Rick Mills 02/7/2018
Geneseo Republic deadline- 02/7/2018

run one time publication date – 02/9/2018

bill City of Geneseo