



CITY of
GENESE O

Where the *future* grows.

City of Geneseo
Agenda for Special City Council Meeting
Tuesday, February 27, 2018
Immediately Following the 6:00 PM Committee of the Whole
Council Chambers, 115 South Oakwood Avenue Geneseo, IL 61254

- I. Pledge of Allegiance
- II. Roll Call
- III. Public Comment – City Ordinance allows members of the Public to speak and give input up to 3 minutes during Public Comment, there can be no debate or action by the City Council at this time.
- IV. Other Business -
 - a. Consideration to approve Ordinance O-18-02 An Ordinance Amending the Zoning from R-1 to R-2 and Amending the Official Zoning Map for Property Described as: N PT LOT 10 W OF RD, EX W 16.5 & EX 4.50A, SE NE SEC 16 T17N R3E LAND INCORP City of Geneseo.
 - b. Consideration of letter of support and financial commitment to Bear Development Senior Housing Project.
- V. Executive Session
RE: Employee Performance
Pursuant to personnel matter pursuant to: 5ILCS 120/2(c)(1) The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity.
- VI. Actions after Executive Session -
 - a. Possible action concerning specific personnel.
- VII. Public Comment – City Ordinance allows members of the Public to speak and give input up to 3 minutes during Public Comment, there can be no debate or action by the City Council at this time.
- VIII. Adjournment



SPECIAL CITY COUNCIL

February 27, 2018

ORIGINATING DEPARTMENT: Building Inspection

PRESENTER: Rick Mills, Building Inspector and Lisa Kotter, City Administrator

SUBJECT: Zoning classification change from R-1 to R-2 for a parcel of land off of Olivia Drive.

BACKGROUND AND DISCUSSION: There has been a request from the John Loucks and Bear Development, LLC to change the Zoning Classification from R-1 to R-2 for the property located at 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 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 within the three-story structure. The structure would also have a community room for the residence and a small exercise room.

RECOMMENDATION: Motion to adopt ordinance O-18-02 An Ordinance Amending the Zoning From R-1 to R-2 and Amending the Official Zoning Map for Property Described As N PT LOT 10 W OF RD, EX W 16.5 & EX 4.50A, SE NE SEC 16 T17N R3E LANDS INCORP CITY OF GENESEO.

BUDGET IMPACT: None

DOCUMENTS ATTACHED: Plan Commission packet

CITY OF GENESEO

ORDINANCE No. O-18-02

**AN ORDINANCE AMENDING THE ZONING FROM R-1 TO R-2
AND AMENDING THE OFFICIAL ZONING MAP FOR PROPERTY
DESCRIBED AS: N PT LOT 10 W OF RD, EX W 16.5 & EX 4.50A,
SE NE SEC 16 T17N R3E LANDS INCORP CITY OF GENESEO.**

**ADOPTED BY THE
CITY COUNCIL OF THE
CITY OF GENESEO
THIS 27TH DAY OF FEBRUARY 2018**

**APPROVED BY THE
MAYOR
FEBRUARY 27, 2018**

Published in pamphlet form
by authority of the City Council
of the City of Geneseo,
Henry County, Illinois,
this 28th day of February, 2018.

ORDINANCE NO. O-18-02

**AN ORDINANCE AMENDING THE ZONING FROM R-1 TO R-2
AND AMENDING THE OFFICIAL ZONING MAP FOR PROPERTY DESCRIBED AS:
N PT LOT 10 W OF RD, EX W 16.5 & EX 4.50A,
SE NE SEC 16 T17N R3E LANDS INCORP CITY OF GENESEO.**

WHEREAS, the City of Geneseo, County of Henry, State of Illinois has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs, including the use of land within its corporate boundaries, and to protect the public health, safety, and welfare of its citizens; and

WHEREAS, the Owner of the property legally described in Exhibit A attached hereto and incorporated herein (the "Property") and which is presently zoned R-1 Residential District (single family dwelling) --desires to rezone the Property to R-2 (single family dwellings, and under certain conditions new two family) District (Special), and

WHEREAS, a notice of public hearing concerning the petition for an amendment to the Zoning Map was duly published and said public hearing was held before the Planning Commission; and

WHEREAS, the Planning Commission made certain findings of fact that the proposed amendment was in the best interests and welfare of the City and its inhabitants, and therefore recommended to the City Council that the Property be zoned in the R-2 District (Special) and that the official Zoning Map of City be so amended; and

WHEREAS, the City hereby finds that it is in the best interest of the City and the welfare of the inhabitants to approve the proposed Map Amendment in order to achieve various beneficial goals, including, without limitation, the highest and best use of property within the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GENESEO, HENRY COUNTY, ILLINOIS, AS FOLLOWS:

ORDINANCE NO. O-18-02

SECTION I: The Recitals set forth above are incorporated herein and made a part hereof.

SECTION II: The Petition for a zoning map amendment for the Property herein defined is approved and the Property is hereby re-zoned to the R-2 Residential District (Special). The Zoning Map of the City shall likewise be amended to show the zoning for the Property as R-2.

SECTION III: If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION IV: All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION V: This ordinance shall take effect immediately upon its passage and approval.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GENESEO, HENRY COUNTY, ILLINOIS ON THIS 27TH DAY OF FEBRUARY, 2018

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

AND APPROVED BY THE MAYOR THIS 27TH DAY OF FEBRUARY, 2018.

KATHY CARROLL-DUDA
MAYOR FOR THE CITY OF GENESEO

(Seal)

LOREE K. PHLYPO
CITY CLERK

ORDINANCE NO. O-18-02

Published in pamphlet form by authority of the City Council of the City of Geneseo, Henry County, Illinois, this 28th day of February, 2018.

State of Illinois)
)
County of Henry) ss.

I, Loree K. Phlypo, certify that I am the duly appointed and acting City Clerk of the City of Geneseo, Henry County, Illinois.

I further certify that on February 27, 2018, the Corporate Authorities of such municipality passed and approved Ordinance No. O-18-02, entitled:

**AN ORDINANCE AMENDING THE ZONING FROM R-1 TO R-2
AND AMENDING THE OFFICIAL ZONING MAP FOR PROPERTY DESCRIBED AS:
N PT LOT 10 W OF RD, EX W 16.5 & EX 4.50A,
SE NE SEC 16 T17N R3E LANDS INCORP CITY OF GENESEO.**

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. O-18-02, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on February 28, 2018 and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the City Clerk.

Dated at Geneseo, Illinois, this 28th, day of February, 2018.

(Seal)

Loree K. Phlypo
City Clerk

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 14.88 acre parcel from residential to allow construction of one 3-story building on approximately 2.5

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

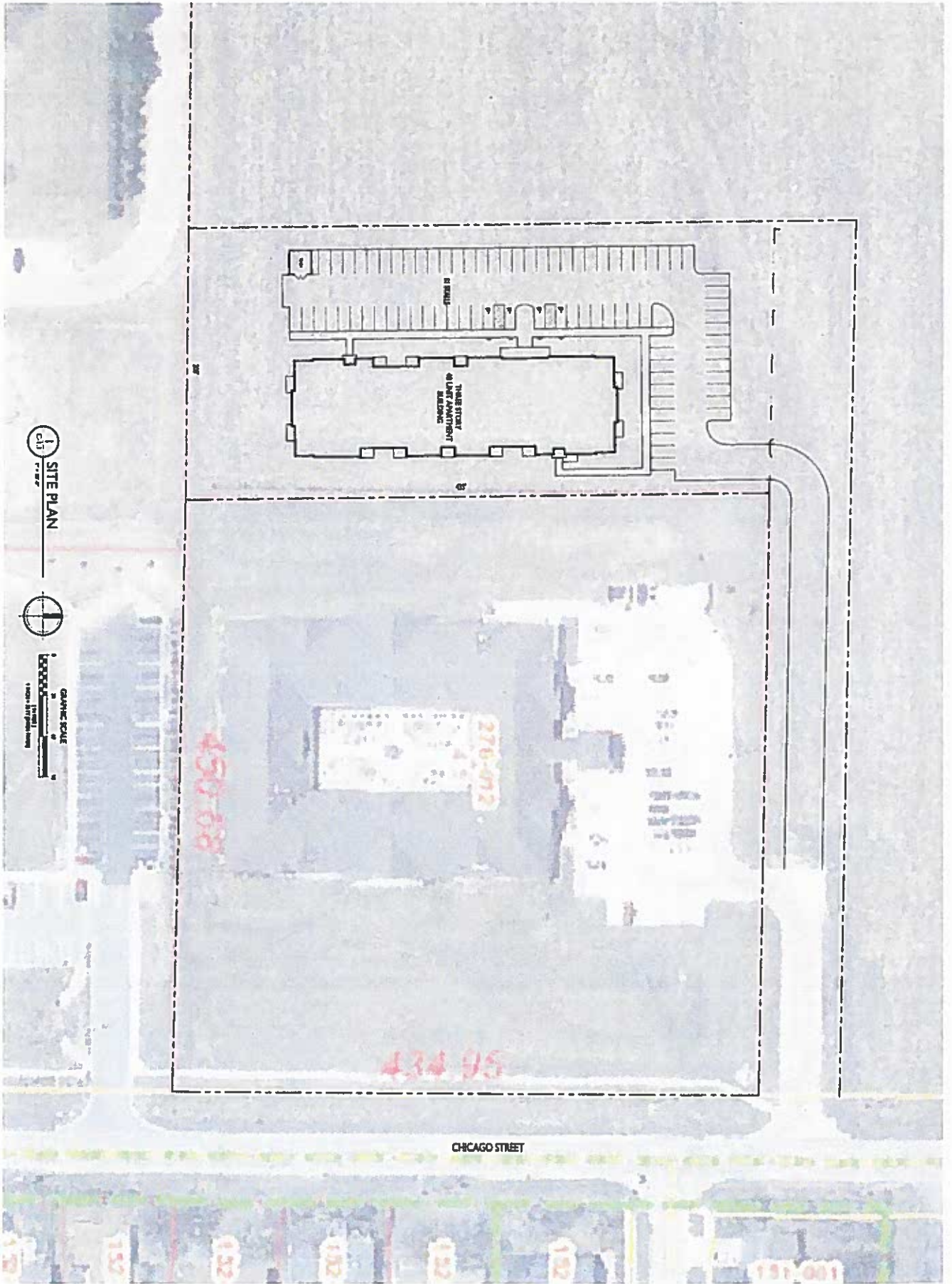
will contain 24 1-bedroom units and 19 2-bedroom units. The building will also contain a community room, fitness room and management office.

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

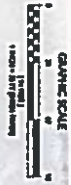
I (we) certify that the statements contained herein and the plans submitted herewith are true to the best of my (our) knowledge and belief. I (we) consent to the entry in or upon the premises described in the application by an authorized official of the City of Geneseo.

Joseph Skwenker Signature of Applicant 2/16/2018 Date

John P. Jones Signature of Owner 2/16/18 Date



SITE PLAN



CHICAGO STREET



knothe-bruce
ARCHITECTS
P.O. Box 200
Beverly Hills, CA 90213

SCALE
As Shown - June 1, 2004

PROJECT TITLE
Genesis Commons Bear Development

Walt Street
Genesis, Illinois
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1

PROJECT NO. 0000
© 2004 Knothe & 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_Owner1_City

TSC_Site_Address	TSC_Owner1	TSC_Owner1_Address
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
GENESEO

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



SPECIAL COUNCIL MEETING

February 27, 2018

ORIGINATING DEPARTMENT: Administration

PRESENTER: Lisa Kotter, City Administrator

SUBJECT: Bear Development

BACKGROUND AND DISCUSSION: The Council will be asked after the rezoning discussion to consider a letter of support and financial commitment for a project that includes a \$7.4 million investment with a 40-unit senior housing complex.

RECOMMENDATION: Motion to submit a letter of support for the Bear Development Senior Housing project to include a financial commitment of \$115,000 that will come from fees paid to the City in the form of Building Inspection Fees, Sales Tax and a Conditional Use Permit Administration Fee.

BUDGET IMPACT: \$115,000 of Paid Fees Being Committed to the Project

DOCUMENTS ATTACHED: None