



CITY of
GENESE O

Where the *future* grows.

Zoning Board of Appeals

City of Geneseo

Monday June 25, 2018 at 7:00 P.M.

City Council Chambers

115 S. Oakwood Avenue

Geneseo, Illinois 61254

AGENDA

I. ROLL CALL

II. MINUTES

A. ZBA MINUTES 01/22/2018

III. PUBLIC HEARING

A. CASE #18-004 REQUEST FOR A VARIANCE OF THE ZONING ORDINANCE'S STRUCTURE SIZE LIMITATIONS, IF GRANTED IT WOULD ALLOW THE CONSTRUCTION OF A NEW STRUCTURE 48'X36' WITH A PEAK OF 19' INSTEAD OF THE PERMITTED 17' PEAK. THIS EXCEEDS THE ORDINANCE OF 960SQ. FT. BY 768 SQ. FT.

IV. CLOSE PUBLIC HEARING

V. NEW BUSINESS

B. CONSIDERATION OF CASE #18-004. REQUEST FOR A VARIANCE OF THE ZONING ORDINANCE'S STRUCTURE SIZE LIMITATIONS, IF GRANTED IT WOULD ALLOW THE CONSTRUCTION OF A NEW STRUCTURE 48'X36' WITH A PEAK OF 19' INSTEAD OF THE PERMITTED 17' PEAK. THIS EXCEEDS THE ORDINANCE OF 960SQ. FT. BY 768 SQ. FT.

VI. ADJOURNMENT

City of Geneseo, Henry County, Illinois
Zoning Board of Appeals
Monday, January 22, 2018 at 7:00 PM
City Council Chambers

Chairman Nanni called the meeting to order at 7:00 PM. Recording Secretary Loree K Phlypo called the roll and the following members answered as present: Nanni, Schang, Bassier, Bell and Catton. Joyner and Will were absent. Also in attendance: Building Inspector Rick Mills and Neal Ariano.

Chairman Nanni presented the Minutes of Monday, April 24, 2017.

Motion by Bassier, Second by Bell to approve the minutes from 4/24/17 as presented.

Voice Vote: All Ayes. Motion Carried.

Public Hearing of Case #18-001 Request for a variance on the garage to build a 3rd car garage to the north of the existing garage and extend the laundry room by 16 feet.

Chairman Nanni read the current ordinance on height, yard, lot and area requirements that must be observed in addition to those shown in Section 9-6-3.

City Clerk received one piece of mailed correspondence through email and Chariman Nanni read it, it was in favor of the addition. The requestor reported that they would like to add on for ascetics and to have a garage that is a little deeper and so that they can extend their laundry room and keep it in line with the current room. The Ariano's own the empty lot behind them and they are on a corner so there is no one beside them. The majority of the homes in their area have 3 car garages. Board Member Catton reported that on one of the drawings provided it appeared that another house in their area appeared to be closer to the street than 25 feet, Inspector Mills stated that it is either an extended overhang or an open front porch. Chairman Nanni stated that it was important that the board not set a precedent for this neighborhood that they will then have to possibly defend later on.

Motion by Bell, Second by Bassier to close the public hearing at 7:09pm.

Voice Vote. 5 Ayes. 2 Absent.

Motion Carried.

New Business

Consideration of case #18-001 a requested variance to the garage at 621 Stone Church Lane to build a 3rd car garage to the north of the existing garage and extend the laundry room by 16 feet.

Motion by Catton, second by Schang to grant the variance from 25 feet to 21 feet on the front setback.

Ayes: (4) Schang,Catton,Bassier,Bell

Nays: (1) Nanni

Absent: (2) Joyner,Will

Abstain: (0)

Motion Carried

New Business

None

Adjournment

Motion by Bassier, second by Bell to adjourn the meeting at 7:13 p.m.

Voice Vote: All Ayes. Motion Carried.

Loree K. Phlypo
Recording Secretary

Zoning Board of Appeals Case Report

HEARING DATE: June 25, 2018
Filing Date: 5/23/2018
Case No.: 18-004
Project Address: 535 N. Chicago Street
Historic Landmark: N.A.
Zoning: R-2
Applicant: Jay Sears
Staff Contact: Rick Mills
Reviewed By: Lisa Kotter

PROPERTY DESCRIPTION:

W 104 LOT 1 AND LOT 2 FORTS ADD CITY OF GENESEO
08-16-426-017 AND 08-16-426-033
535 N. Chicago Street Geneseo

PROJECT DESCRIPTION:

Jay and Virginia Sears are requesting a variance for an increase to the square footage and height allowed for an accessory building at their property located at 535 N. Chicago Street. Section 9-4-3 (D) states that no single accessory building larger than nine hundred and sixty square feet (960 sq. ft.) of ground or floor area shall be allowed in R-1 Zoning. Section 9-4-3 (C) states that no detached accessory building shall exceed seventeen feet (17') in height or ninety percent (90%) of the height of the principal building or structure whichever is less. The Sears are asking to remove the two accessory building currently on this property and construct an accessory building measuring 19' in height and 48'x 36' or 1728 square feet. This variance if granted would be an increase of 4' in height and 768 square feet of floor space. The buildings that are currently at this property are a shed that is 10'X14' (140 sq. ft.) and a garage that is 24'X30' (720 sq. ft.) and is 12' tall. These buildings will be removed to construct the new building if variance is granted.

OTHER ACTIONS REQUIRED:

The Sears will need to combine the two lots that are being discussed since you can not have an accessory building on a lot that does not have a primary building. Currently the existing building is on a separate lot from the primary structure and has been for many years but if the new structure is built, then they will need to comply with the current zoning ordinance.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS (Zoning Ordinance):

ACCESSORY BUILDING, STRUCTURE, OR USE: Definition:

A subordinate building, structure, or use which is customarily and incidental to the principal building or use and which is located on the same lot or parcel of land with the principal building or use. Parking lots or spaces shall not be considered as accessory uses under this definition. Accessory buildings shall not be used for dwelling purposes.

**COMPLIANCE WITH THE PLANNING CODE PROVISIONS (Zoning Ordinance)
CONTINUED:**

9-4-3: Accessory Buildings

A. Time of Construction. No accessory buildings, structures, or uses shall be permitted on any lot prior to the time of construction of the principal building to which it is accessory.

B. Percentage of Yard Occupied. No detached accessory building or buildings shall occupy more than fifty percent (50%) of the area of a side or rear yard.

C. Height of Accessory Building. No detached accessory building or structure shall exceed ninety percent (90%) of the height of the principal building or structure or seventeen feet (17'), whichever is less.

D. Size of Accessory Building. A lot may contain more than one (1) accessory building, as long as the terms of this and all other paragraphs of the Zoning Ordinance are complied with. No single accessory building larger than nine hundred sixty (960) square feet of ground or floor area shall be permitted in the R-1 through R-4 districts, except private garages may provide four hundred eighty (480) square feet per unit on multi-family lots.

E. Location on Lot. No accessory building shall be erected in any front yard. Accessory buildings shall be no closer than five feet (5') from all lot lines adjoining lots which are in any residential district and at least ten feet (10') from alley lines. It shall not encroach upon the required side yard. No accessory building is permitted on easement areas.

F. Satellite dishes shall be considered accessory buildings. In addition to the foregoing provisions to which all accessory buildings are subject, satellite dishes shall be situated on the ground in all residential districts, and either on the ground or on buildings or other antenna structures in business districts.

PUBLIC/NEIGHBORHOOD INPUT:

Letters have been sent to the neighbors within 250' of this property notifying them of the public hearing and the public hearing notice was posted in the Geneseo Republic prior to 15 days before the hearing.

STAFF ANALYSIS:

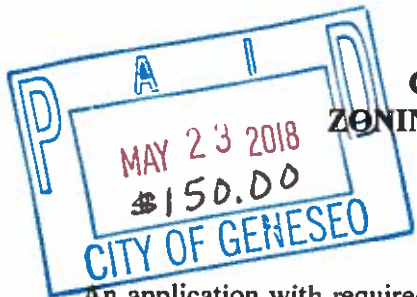
City staff Mills wishes to not comment on this project since the applicant is a relative of his.

PLANNING DEPARTMENT RECOMMENDATION:

A request has been submitted for two variances from Jay Sears. The height of the requested building from 17' to 19' and the square footage from 960 sq. ft. to 1728 sq. ft.

ATTACHMENTS:

Project Information



Handing date 6/25/18

CITY OF GENESEO ZONING BOARD OF APPEALS

APPLICATION

FOR OFFICIAL USE ONLY
Case No. 18-004
Date filed 5/23/18
Fee Paid \$150.00

An application with required attachments and a \$150.00 fee must be presented to the secretary of the Zoning Board of Appeals no later than the fourth Monday of the month.

Applicant's Name Jay Sears Phone 309-944-4215

Address 535 N. Chicago St.
Geneseo, Il. 61254

Address of Property Affected 535 N. Chicago St.
Geneseo, Il. 61254

Zoning Classification R-1

Legal Description or Property Tax Description W 104 lot 1 and lot 2 Forts ADD City of Geneseo

672 - 08-16-426-017 W 104 of lot 1 - 08-16-426-033

Use of existing structure hobby shop and storage Use of proposed structure hobby shop and storage

Application is made for Variance
(variance, conditional use, nonconforming use)

State 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 existing building is deteriorating and is an eye sore. Repair is impracticable.
I am requesting approval to remove the old building and replace it with a slightly larger Morton Building. The new building would be 48' x 36' with the peak being 19'.
This exceeds the ordinance of 960 sq. ft. by 768 sq.ft. See the attached description.

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.

Signature of Applicant Jay Sears

Date 5/22/2018

Signature of Owner Jay Sears

Date 5/22/2018

May 22, 2018

City of Geneseo

Zoning Board of Appeals

Dear Sirs,

I would like to replace a structure that has been on this property since well before 1999 when I purchased the home.

I spoke with Rick Mills and he advised that the existing ordinance would allow for a maximum of 960 sq. ft. My plan is to replace the existing 24 x 30 building and the adjacent 10 x 16 shed with a "Morton Buildings" 48 x 36 storage/hobby shop structure. This would be a 1728 sq. ft. building exceeding the ordinance by 768 sq. ft.

The new building would be insulated, concrete floor with apron and in-floor heat. It would be set back to ten feet from the west property line so it would be less of an obstruction to my neighbor to the north.

My intent is to remove the existing buildings which are eyesores and impractical to repair and provide a useable workspace and storage for my boat.

All work would be professionally done and in a timely manner. I believe this would greatly enhance the eye appeal and value of the property, give my neighbor a nicer view from his back yard and me a useable storage space and hobby shop.

Attached are "Google Maps" pictures of what is there now and rough sketch of what I am requesting. Please note the scale is not exact but very close.

Respectively submitted,



Jay Sears

535 North Chicago Street

Geneseo Illinois

Home 309-944-4215

Mobile 309-781-0030

REMOVE THIS



13' FRONT HOUSE
17' REAR HOUSE

10 X 14 small shed

17' TALL
24 X 30 Big Garage

REPLACEMENT
48 x 36



SCALE IS NOT EXACT

SEARS VARIANCE REQUEST FOR JUNE ZONING BOARD OF APPEALS
 LIST OF PROPERTIES WITHIN 250' OF 535 N. CHICAGO ST.

Site Address	Owner	Owner Address
525 N CHICAGO ST	DESMITH, GRANT J	525 N CHICAGO ST GENESEO IL 61254
708 DRAGONFLY LANE	SPURCK, MARY E & DONALD L OGDEN FIELDS LLC,	708 DRAGONFLY LN GENESEO IL 61254 212 S STATE ST GENESEO IL 61254
535 N CHICAGO ST	SEARS, JAY S & VIRGINIA D	535 N CHICAGO ST GENESEO IL 61254
709 DRAGONFLY LANE	ECHAUTE, JAMES C & DONNA M TR	709 DRAGONFLY LN GENESEO IL 61254
707 BLUESTEM LANE	LARSON, LESTER C JR & MELISSA E	25060 STAGECOACH RD GENESEO IL 61254
705 BLUESTEM LANE	LARSON, LESTER C JR & MELISSA E TJM INVESTMENT LLC,	25060 STAGECOACH RD GENESEO IL 61254 C/O T J & MARISSA THOMPSON 205 SYLVAN LN GENESEO IL 61254
700 DRAGONFLY LANE	GENESEO PRAIRIE DEV INC,	747 E CULVER CT GENESEO IL 61254
701 DRAGONFLY LANE	DAUPHIN, LARRY M & LYNETTE F	701 DRAGONFLY LN GENESEO IL 61254
515 N CHICAGO ST	DEGRAVE, LUCAS E & AMANDA J	515 N CHICAGO ST GENESEO IL 61254
701 BLUESTEM LANE	VERPLAETSE, JANET L	701 BLUESTEM LN GENESEO IL 61254
609 N CHICAGO ST	DREIFURST, NATHAN & JULIA	609 N CHICAGO ST GENESEO IL 61254
WELLS ST	ASHLEY, NICHOLAS J & MELISSA L	615 E WELLS ST GENESEO IL 61254
REAR LAND	SEARS, JAY S & VIRGINIA D	535 N CHICAGO ST GENESEO IL 61254
702 DRAGONFLY LANE	GENESEO PRAIRIE DEV INC,	747 E CULVER CT GENESEO IL 61254
703 BLUESTEM LANE	CROSBY, THOMAS E & SHARLENE K	703 BLUESTEM LN GENESEO IL 61254
703 DRAGONFLY LANE	BODEEN, GORDON D & BETTY J	554 WHITE OAK CT GENESEO IL 61254
618 N CHICAGO ST	STONE, RICHARD & CATHERINE	618 N CHICAGO ST GENESEO IL 61254
529 N CHICAGO ST	BLICK, SCOTT L & KARI L	529 N CHICAGO GENESEO IL 61254
547 N CHICAGO ST	BAUMAN, EDWARD J & JULIE	547 N CHICAGO ST GENESEO IL 61254
619 N CHICAGO ST	GENESEO CITY OF, SLAYMAKER, MICHAEL R & MISTY L	C/O CITY CLERK 115 S OAKWOOD AVE GENESEO IL 612542128 619 N CHICAGO ST GENESEO IL 61254

Parcel (23)

Parcel 081539010
 Owner Address: 505 N CHICAGO ST GENSERD & 61254
 Site Address: 525 N CHICAGO ST

Parcel 081539013
 Owner Address: 708 DRAGONFLY LN GENSERD & 61254
 Site Address: 708 DRAGONFLY LANE

Parcel 081541007
 Owner Address: 212 S STATE ST GENSERD & 61254
 Site Address:

Parcel 081541017
 Owner Address: 333 N CHICAGO ST GENSERD & 61254
 Site Address: 333 N CHICAGO ST

Parcel 081539010
 Owner Address: 709 DRAGONFLY LN GENSERD & 61254
 Site Address: 709 DRAGONFLY LANE

Parcel 081539015
 Owner Address: 25060 STRATEGICDR RD GENSERD & 61254
 Site Address: 707 RUSTIN LANE

Parcel 081539014
 Displaying 1 - 23 (Total: 23)

840 S IOWA ST

Scale 1: 2237

Basemap

Parcel (23)



CITY of
GENESEO
Where the *future* grows.

June 11, 2018

Dear Property Owner:

A request has been submitted by Jay Sears at the property located at 535 N. Chicago Street for a variance of the Zoning Ordinance's structure size limitations, if granted it would allow the construction of a new structure 48'x36' with a peak of 19' instead of the permitted 17' peak. This exceeds the ordinance of 960sq. ft. by 768 sq. ft. This Notice is sent in accordance with *SECTION 9-11-5* of the Geneseo City Zoning Code.

The Zoning Board of Appeals in the City of Geneseo will hold a public hearing on this request on **Monday, June, 25th 2018 at 7:00 P.M. in the Council Chambers, 115 South Oakwood Avenue.** If you are unable to attend, you may express your view in writing by addressing a letter to the Zoning Board of Appeals, 115 South Oakwood Avenue, Geneseo, Illinois, 61254. This letter must be received no later than **Monday, June, 25th 2018 at 4:00 P.M.**

If you know of any interested persons who for any reason have not received a copy of this letter, it would be greatly appreciated if you would inform them of this meeting.

Sincerely,

LOREE K PHLYPO
BOARD SECRETARY FOR THE
ZONING BOARD OF APPEALS

PUBLIC HEARING

The City of Geneseo Zoning Board of Appeals has received an application from JAY SEARS for a Variance Request to Construct an Accessory Building at the property located at 535 N. Chicago Street. This variance, if granted, would allow for the construction of a new structure measuring 48'x36' with a peak of 19'. This would be a variance from the ordinance limits of 17' peak and 960 sq. ft. 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 7:00 PM on Monday, June 25, 2018 at the City Council Chambers, 115 S. Oakwood Ave., Geneseo IL. All interested persons are invited to attend. Written comments will be accepted until 4:00 PM Monday, June 25, 2018 and should be addressed to City of Geneseo, City Hall, 115 S. Oakwood Avenue, Geneseo IL 61254. Information pertaining to the application is available at City Hall.

Chairman Richard Nanni
Zoning Board of Appeals

.....
Approved by Rick Mills 6/4/18
Geneseo Republic Run one time- 6/8/18

Bill City of Geneseo