

CITY OF GENESEO
ZONING BOARD OF APPEALS

MAY 23, 2011

The Zoning Board of Appeals met Monday, March 23, 2011 in the conference room of City Hall, 115 South Oakwood Avenue. Chairman Richard Nanni called the meeting to order at 7:00 P.M. Steve Catton, Rich Bassier, Loretta Chavez, John Schang and Butch Will answered roll; Building Inspector Rick Mills was present and Megan Hull was present on behalf of her request for the property located at 306 N. Vail St. Pat Barrett was absent.

Chairman Election took place with Rich Nanni being nominated by Chavez with a second from Schang. Voice Vote. All Ayes.

Chairman Nanni asked to have a Vice-chair in place by nominating Richard Bassier with a second from Chavez. Voice Vote. Chavez, Nanni, Will, Schang, Catton with all Ayes and Bassier voted Naye.

Motion to open a public hearing by Wills with a second by Schang. Voice Vote, All Ayes.

MINUTES

Chairman Nanni asked if there were any comments on the minutes from April 25th. Chavez pointed out that the front page of the minutes was missing, Deputy Phlypo stated that she would correct the missing page and resubmit the minutes at the next meeting for approval.

CASE 2011-03

Megan Hull

306 N. Vail St.

Geneseo, IL 61254

Variance

The purpose of the public hearing was to consider the request of Megan Hull, 306 N. Vail St. for a variance to the minimum rear yard setback by reducing it to 3 feet.

Chairman Nanni asked if the City had received any written or verbal comments to be presented at this public hearing. Phlypo responded no communications were received in opposition or in favor the petitioners' request.

Nanni asked the board to consider factors as the closeness of neighboring buildings, adequate light, sunshine and airspace, as well as fire hazard potential. Megan then described the variance being requested. She stated that she would like to build the garage closer to the property line to maintain as much yard space as possible for both property value as well as future use of the yard. Megan stated that there is about 25 feet of room between the house and garage.

The board questioned Megan whether or not there would be enough room to maintain the structure on that side with only 3 feet of room. The board also asked her to confirm the reason for wanting the variance was because she wanted more green space and not because she didn't have the property space to build the garage without the variance.

Motion by Chavez, second by Bassier to close the public hearing at 7:15 P.M.

Motion by Schang with a second by Chavez, to deny the variance for a rear yard setback by 3 feet from the property line.

Loretta Chavez recused herself from the vote at 7:16 P.M.

Roll Call:

AYES: 3 Catton, Bassier, Schang

NAYES: 2 Nanni, Will

PASSED: 0

ABSENT: 0

RECUSED: 1 Chavez

Other Business

There was no other business.

Motion by Schang, second by Will to adjourn at 7:20 P.M.

VOICE VOTE; ALL AYES. MOTION CARRIED.

Respectfully Submitted,

Loree Phlypo, Board Secretary