

CITY OF GENSEO  
ZONING BOARD OF APPEALS  
March 1, 2010

The Zoning Board of Appeals met Monday, March 1, 2010 in the conference room of City Hall, 115 South Oakwood Avenue. Acting Chairman John Schang called the meeting to order at 7:00 P.M. Steve Catton, Rich Bassier, and Pat Barrett answered roll; City Clerk Tracy Kotecki; Building Inspector Kent Anderson; Aldermen Curt Spensley and Linda Van Der Leest; and, Petitioners Brad Solberg on behalf of Hammond Henry Hospital, Tami Wilcox and Rebecca Mahon from Shive-Hattery and Jerry Nieman from Russell Construction were present, as well as various neighbors of the property being presented. Richard Nanni, Loretta Chavez and Butch Will were absent.

MINUTES

Motion by Schang, second by Catton to approve the minutes of September 28, 2009 meeting, as written.

VOICE VOTE; ALL AYES. MOTION CARRIED.

CASE 2010-2

HAMMOND HENRY HOSPITAL  
600 N. COLLEGE AVENUE  
Extension of conditional-use

Motion by Catton, second by Barrett, to open the public hearing at 7:02 P.M.

VOICE VOTE; ALL AYES. MOTION CARRIED.

The purpose of the public hearing was to consider the request of Hammond Henry Hospital, 600 N. College Avenue, for an extension of conditional-use for construction of two additions and the demolition of a portion of the existing structure.

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

Schang turned the meeting over to Brad Solberg from Hammond Henry Hospital who introduced Shive-Hattery Engineer Tami Wilcox to present the drawing. She explained where the expansions were located and what portions would be demolished. Mahon from Shive-Hattery then explained the structural plans. Van Der Leest inquired with Building Inspector Kent Anderson if he had any structural concerns and if the detention areas were adequate. Anderson stated he knows of no concerns at this time. Barrett questioned the semi trucks making the turn into the loading dock area on school days with respect to the amount of traffic utilizing that roadway. Wilcox stated they have submitted application with IDOT for a permit and have received back the initial comments. She anticipated construction plans would be forward on Friday to IDOT. It would be necessary for Hammond Henry Hospital to receive the issued permit from IDOT prior to being able to permit the semi trucks to turn into the loading dock from that roadway. The written

permit would allow for semis to make this turn. Concern was presented on adequate parking to the expanded floor plan of the hospital from a nearby homeowner (Cox). Currently, the plans permit for 10 additional parking spaces than what is required by the City Ordinance. In the future, if parking were to present a problem, the Hammond House may be amended to allow more parking. Catton stated that since the third home, or property, is not currently owned by Hammond Henry Hospital it will be required to conduct another Public Hearing for the extension of conditional use for the added property. Schang confirmed this would be necessary once the property is acquired.

Motion by Schang to close the public hearing at 7:23 P.M.

Motion by Catton, second by Bassier, to approve the extension of a conditional use permit to demolish a portion of the existing structure and to make two additions connected to the current structure.

No discussion.

VOICE VOTE:

AYES: 4 Barrett, Bassier, Catton and Schang.

NAYES: 0

PASSED: 0

ABSENT: 3 Chavez, Nanni and Will

MOTION CARRIED.

Schang communicated the property is currently zoned R-2 and under the Zoning Ordinance, the request will be required to be forwarded to City Council for final approval. City Council meets on Tuesday, March 9, 2010 at 7:00 PM.

OTHER BUSINESS

There was no other business.

Motion by Catton, second by Bassier to adjourn at 7:25 P.M.

VOICE VOTE; ALL AYES. MOTION CARRIED.

Respectfully submitted,

Tracy Kotecki, Board Secretary