

CITY OF GENSEO  
ZONING BOARD OF APPEALS  
March 22, 2010

The Zoning Board of Appeals met Monday, March 22, 2010 in the conference room of City Hall, 115 South Oakwood Avenue. Chairman Richard Nanni called the meeting to order at 7:02 P.M. Steve Catton, Rich Bassier, Loretta Chavez and John Schang answered roll; City Clerk Tracy Kotecki; Building Inspector Kent Anderson; and, Tami Wilcox and Rebecca Mahon from Shive-Hattery and Jerry Nieman from Russell Construction were present on behalf of the Petitioners Hammond Henry Hospital, as well as a neighbor to the property, Don Feldman. Pat Barrett and Butch Will were absent.

MINUTES

Motion by Schang, second by Bassier to approve the minutes of March 1, 2010 meeting, as written.

VOICE VOTE; ALL AYES. MOTION CARRIED.

CASE 2010-2 - PART II  
HAMMOND HENRY HOSPITAL  
600 N. COLLEGE AVENUE  
Variance

Motion by Schang, second by Catton, to open the public hearing at 7:04 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 a variance to the front yard setback by reducing it to zero feet from the East property line.

Chairman Nanni 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. There was a letter from Brad Solberg delivered earlier in the evening but the correspondence was for delivery to Rebecca Mahon from Shive-Hattery.

Nanni asked the board to consider factors as the closeness of neighboring buildings, adequate light, sunshine and airspace, as well as fire hazard potential. Wilcox and Mahon then described the variance being request. The portion of the hospital which is currently at zero setback will be demolished. The length of the portion of the building which will be at zero setback will actually be less than the length of the current building at zero setback. The current sidewalk will be replaced and potentially raised somewhat. There may be grading necessary and possibly a retention wall. Anderson stated there would be no building permit issued until the permit is received from IDOT for the project. IDOT will inform the contractor if a sign for the truck entrance will be required. Don Feldman had no questions. His attendance at the meeting was to just see first hand on what the expansion involved.

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

Motion by Catton, second by Bassier, to approve the variance of the minimum front yard setback by a reduction to zero feet from the east property line.

No discussion.

ROLL CALL :

AYES: 5 Bassier, Catton, Chavez, Nanni and Schang.

NAYES: 0

PASSED: 0

ABSENT: 2 Barrett and Will

MOTION CARRIED.

The granting of the variance does not require City Council approval. Anderson stated the next step will be once the Petitioners obtain their permit from IDOT the overall project will be approved by the Community Development Board.

OTHER BUSINESS

There was no other business.

Motion by Nanni, second by Chavez to adjourn at 7:20 P.M.

VOICE VOTE; ALL AYES. MOTION CARRIED.

Respectfully submitted,

Tracy Kotecki, Board Secretary