

City of Geneseo, Henry County, Illinois
Zoning Board of Appeals
Monday, June 27, 2016 at 7:00 PM
City Council Chambers

Chairman Nanni called the meeting to order at 6:56 PM. Recording Secretary Loree K Phlypo called the roll and the following members answered as present: Nanni, Schang, Catton, Bassier, Bell and Will. Also in attendance: Building Inspector Rick Mills, Mike & Holly Finegan, Mike & Pat Rusk and Robert Brummet.

Chairman Nanni presented the Minutes of Monday, December 28, 2015.

Motion by Bassier, Second by Catton to approve the minutes from 12/28/15 as presented.

Voice Vote: All Ayes. Motion Carried.

Public Hearing of Case #16-005 Request of Side Yard Setback Variance at the property located at 126 N. Vail Street Geneseo, IL 61254.

One piece of correspondence was received in response to this item, it requested confirmation of the property line boundaries and Recorder Phlypo read the letter.

Mike & Patricia Rusk have requested a side yard variance from 6 feet to 3 feet. They want to replace the current garage with a new one the current garage measures 18 X 20 and they would like to build a 23X26. The house to the North would be effected by this variance but their driveway is on that side of the house. Their house is approximately 17-18 feet from the property line. There is a retaining wall on the middle of the boundary and with a 22 foot garage it would keep the garage 3 feet off of the property line. Requester's house sits 4 feet higher than their neighbors. Inspector Mills stated that they would have to put in fire rating sheetrock on the North and South walls and ceiling.

Motion by Schang, second by Catton to approve the requested variance from Mike & Patricia Rusk for a side yard setback variance from 6 feet to 3 feet.

Roll Call Vote:

Ayes: (6) Nanni, Will, Bell, Catton, Bassier, Schang

Absent: (0)

Nays: (0)

Abstain: (0)

Motion Carried

Public Hearing of Case #16-006 Request of Rear Yard Setback Variance at the property located at 209 S. Russell Avenue Geneseo, IL 61254.

Two pieces of correspondence was received in favor of this request.

Robert Brummet has requested a rear yard setback variance from 15 feet to 3 feet. He would like to remove his current garage measuring 14 X 18 and replace it with a 24 X 20 garage. Requester stated that he has made arrangements with the adjoining property owner, Vic Moore, to purchase 2 feet of property so that it takes his new garage to 3 feet off the property line. Board Members requested that proof of property transfer from Moore's be given to the City prior to a building permit being issued. Building Inspector Mills stated that fire rated sheetrock will have to be installed on the West and South walls.

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Motion by Schang, second by Will to grant a 3 foot variance contingent upon land acquisition of additional property with proof provided to the City.

Ayes: (6) Nanni, Will, Bell, Catton, Bassier, Schang

Absent: (0)

Nays: (0)

Abstain: (0)

Motion Carried

Public Hearing of Case #16-007 Request of Side Yard Setback Variance at the property located at 874 S. Hanford Street Geneseo, IL 61254.

Mike & Holly Finegan have requested a side yard variance from 10 feet to 5 feet. They would like to expand their current attached garage 8 feet to the north. The current garage is 20'x24' and the neighbor's house is 14' from the property line. The standard setback for a lot over 75' wide is 10'. Member Will had no problem with this because they let smaller lots go to 3' and Member Bell had no problem because this is garage to garage.

Motion by Schang to grant a side yard variance of 5 feet to the property located at 874 S. Hanford Street.

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

Absent: (0)

Nays: (2) Nanni, Bassier

Abstain: (0)

Motion Carried

Other Business

None

Adjournment

Motion by Schang, second by Will to adjourn the meeting at 7:29 p.m.

Voice Vote: All Ayes. Motion Carried.

Loree K. Phlypo
Recording Secretary