



CITY of
GENESEO

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Agenda for Plan Commission

October 2, 2017 6:00 PM

Council Chambers, 115 S. Oakwood Avenue Geneseo, IL 61254

Members:

Larry Meyer
Chris Barnhart
Michael Smith
Keith Kennett
Brett Barnhart

Contact Person

Chairman – Chris Barnhart
Rick Mills
Building Inspector
309-944-6419

Agenda

Call to order/roll call/Quorum check

Pledge of allegiance

Public Comment – *Audience requests are limited to 3 minutes per subject. If additional time would be needed, please contact City Hall to be placed on the Agenda prior to the meeting.*

Consent Agenda

- 1.) Approval of agenda
- 2.) Approval of Minutes from 9/11/17

Motion to approve agenda and minutes from 9/11/17 meeting.

Motion to Open Public Hearing

- a. Case #17-011 Request by City for a Text Amendment to Section 9-5-12: (A)(6)(e) in B-4 Zoning District.

Motion to Close Public Hearing

Return to Open Meeting - New Business Item

- I. Consideration to recommend to City Council a Text Amendment to Section 9-5-12: (A)(6)(e) in B-4 Zoning District to read, “fuel oil storage tanks are to be constructed, located and protected as required by the State Fire Marshall”.

Old Business Items

None

- I. Board education and discussion
- II. General Comments
- III. Adjournment



City of Geneseo, Illinois

- Incorporated February 16, 1865 -

115 S. Oakwood Ave. • Geneseo, Illinois 61254

Phone (309) 944-6419

Fax (309) 944-8254

Date: September 11, 2017 Time: 6:00 pm

Plan Commission

Members:

Brett Barnhart
Chris Barnhart
Larry Meyer
Keith Kennett
Michael A. Smith

Contact Person

Chris Barnhart

Rick Mills
Building Inspector
309-944-6419

Minutes

Call to order /roll call/Quorum check

Meeting called to order by Co-Chair Larry Meyer at 6:00 p.m. Members answering roll call: B.Barnhart, and Kennett. Smith was absent. Also in attendance was City Administrator Kotter, Building Inspector Mills, Resident Pete Gradert and Stan Rydell.

Pledge of allegiance

Public Comment- *Audience requests are limited to 3 minutes per subject. If additional time would be needed, please contact City Hall to be placed on the Agenda prior to the meeting.*

None

Consent Agenda

- 1) Approval of agenda
- 2) Approval of Minutes from 8/21/17

Motion by B. Barnhart, second by Kennett to approve both items on the consent agenda.

Voice Vote. 3 Ayes. 2 Absent.

Motion Carried.

Motion by Kennett, second by B. Barnhart to open the Public Hearing at 6:01 PM to discuss the following case:

1. **Case #17-010 a request for a zoning change by the City from B1 to B4.**

Voice Vote. 3 Ayes 0 Nays. 2 Absent.

Motion Carried.

1. Case #17-010 Stan Rydell, Owner of Two Brothers Tree Service are purchasing the property at 206 N. Stewart Street. He reported that there will be no activity on the site, this property is for equipment storage and to save on labor and fuel, right now they are located North of Geneseo and 90% of their jobs are in the City of Geneseo. There will be a cement bay put in to hold top soil that is used to backfill with stump removal. The majority of his equipment will fit in the building.

The City Attorney has reported to the Administrator that B4 allows for accessory storage within a concrete area, chain link fence can only be put up for security. The change in the zoning is needed because B1 didn't fit the current use of the land for Two Brothers. B4 will feel the same for the neighborhood.

Resident Pete Gradert reported neighbor concerns included truck traffic, speeders and the fact that in the future Two Brothers could sell the property and it would open it up to allow any type of business to operate at this location. This type of business doesn't fit the neighborhood.

Motion by Kennett, second by B. Barnhart to close the Public Hearing at 6:20 PM.

Voice Vote. 3 Ayes. 2 Absent.

Motion Carried.

New Business –

Consideration to recommend to City Council the approval of Case #17-010 – A request from the City for a zoning change to property at 206 N Stewart street from B1 to B4.

Motion by Kennett, second by B. Barnhart to recommend to City Council the approval of Case #17-010 City of Geneseo request for a zoning change to property at 206 N Stewart street from B1 to B4.

Voice Vote. 3 Ayes. 2 Absent.

Motion Carried.

Old Business –

None

Board Education and Discussion -

None

General Comments -

None

Adjournment

Motion by B. Barnhart, second by Kennett to adjourn the meeting at 6:22 p.m.

3Ayes. 0 Nays. 2 Absent.

Motion Carried.

Respectfully submitted by

Recording Secretary

Loree K. Phlypo

Geneseo Plan Commission Zoning Ordinance Review Case Report

HEARING DATE: 10/2/2017

Filing Date: N/A

Case No.: 17-011

Project Address: N/A

Historic Landmark: N/A

Zoning: B-4

Block/Lot: N/A

Applicant: City of Geneseo

Staff Contact: Rick Mills and Lisa Kotter

Reviewed By: Lisa Kotter

PROJECT DESCRIPTION -

City staff alongside with the Plan Commission would like to review the Zoning Ordinance as it pertains to the B-4 Business district and its requirements for installation of fuel oil storage tanks. City staff feels that the requirement for the fuel oil storage tanks to be required to be installed underground is no longer a concern in that if the storage tanks are installed according to the Fire Marshals standards that they would be ok to be installed above ground. When the tanks are above ground, they are able to be monitored more closely and should be less likely to contaminate the soil around the tank.

Staff would like the Plan Commission to consider changing section 9-5-12: A,6.e. under the permissive uses. This section currently reads "fuel oil storage tanks are to be placed under ground" staff is recommending this section to read "fuel oil storage tanks are to be constructed, located and protected as required by the Stater fire Marshall".

ZONING ORDINANCE SECTION-

9-5-12: "B-4" Business District (Special)

Intent.

This district is intended to provide for those light industrial uses and existing grain and lumber handling enterprises which are in keeping with the residential nature of the community. Industrial uses should not be detrimental to the surrounding community on the basis of actual physical and operational characteristics by virtue of traffic, physical appearance, or other environmental factors.

A. Permissive Uses:

1. Grain elevator.
2. Feed mill.
3. Lumber yard.
4. Building for business, manufacturing, industrial, or railroad purposes.
5. Accessory storage shall be enclosed in a building or by a concrete or masonry wall not less than six feet (6') in height.

ZONING ORDINANCE SECTION CONTINUED-

6. Any commercial or industrial use may be allowed that observes the environmental noise standards, except that:

a. No building shall be erected, converted, reconstructed, or structurally altered for church, school, institutional, or residential except for resident watchmen or caretakers employed on the premises.

b. No premises is used for auto wrecking, junk yard, and similar storage or salvage.

c. No premises is used for extraction of raw materials.

d. No premises is used for bulk storage of oils, petroleum, or similar flammable liquid and chemicals, or for the storage of explosives.

e. Fuel oil storage tanks are to be placed under ground.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS –

State statute requires a public hearing for Zoning Code Amendments.

PUBLIC/NEIGHBORHOOD INPUT –

A public hearing notice has been published in the local paper on September 15th 2017.

STAFF ANALYSIS –

Staff will be present at the meeting to listen and give information to the Commission.

PLANNING DEPARTMENT RECOMMENDATION –

Staff is recommending that the Plan Commission recommend to City Council that section 9-5-12 A,6,e be amended to read “fuel oil storage tanks are to be constructed, located and protected as required by the Stater fire Marshall” and the old text be stricken.

ATTACHMENTS -

None

MEMORANDUM

To: Lisa Kotter
CC: Mayor Kathy Carroll-Duda
From: Derke J. Price
Subject: B-4 Zoning and Above Ground Fuel Tanks
Date: September 20, 2017

You have requested an opinion on whether the Plan Commission may consider a proposed amendment to the Zoning Code concerning the location of fuel tanks in a B-4 zoning district. It may.

Currently, Section 9-5-12 of the Zoning Code provides as follows at A(6)(e):

“e. Fuel oil storage tanks are to be placed under ground.”

The proposal is to undertake the statutory process (including a hearing) to amend that provision to:

“e. Fuel oil storage tanks are to be located and constructed as approved by the State Fire Marshall.” ~~placed under ground.~~

Provided the statutory process is followed for a zoning code text amendment, there are no legal impediments to the proposed amendment.

PUBLIC HEARING

The Geneseo Plan Commission has received a request from the City of Geneseo for a Text Amendment to § 9-5-12 (A)(6)(e) in B4 Zoning district as follows:

“fuel oil storage tanks are to be constructed, located and protected as required by the State Fire Marshall”

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 Monday, October 2nd, 2017 at 6:00 PM in the Council Chambers, 115 South Oakwood Avenue. All interested persons are invited to attend. Information pertaining to the application is available at City Hall.

Loree K. Phlypo
City Clerk

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Geneseo Republic

Run one time – September 15, 2017