



CITY of
GENESE O

Where the *future* grows.

Zoning Board of Appeals

City of Geneseo

Monday January 22, 2018 at 7:00 P.M.

City Council Chambers

115 S. Oakwood Avenue

Geneseo, Illinois 61254

AGENDA

I. ROLL CALL

II. MINUTES

A. ZBA MINUTES 04/24/2017

III. PUBLIC HEARING

A. CASE #18-001 REQUEST FOR A VARIANCE ON THE GARAGE TO BUILD A 3RD CAR GARAGE TO THE NORTH OF THE EXISTING GARAGE AND EXTEND THE LAUNDRY ROOM BY 16 FEET.

IV. CLOSE PUBLIC HEARING

V. NEW BUSINESS

A. CONSIDERATION OF CASE #18-001 A REQUESTED VARIANCE TO THE GARAGE AT 621 STONE CHURCH LANE TO BUILD A 3RD CAR GARAGE TO THE NORTH OF THE EXISTING GARAGE AND EXTEND THE LAUNDRY ROOM BY 16 FEET.

VI. ADJOURNMENT

City of Geneseo, Henry County, Illinois
Zoning Board of Appeals
Monday, April 24, 2017 at 7:00 PM
City Council Chambers

Chairman Nanni called the meeting to order at 7:00 PM. Recording Secretary Loree K Phlypo called the roll and the following members answered as present: Nanni, Schang, Bassier, Bell and Joyner. Catton and Will were absent. Also in attendance: Building Inspector Rick Mills, Jason and Otis Capps and Bob and Barbara Kuhns.

Chairman Nanni presented the Minutes of Monday, January 23, 2017.

Motion by Schang, Second by Bassier to approve the minutes from 1/23/17 as presented.

Voice Vote: All Ayes. Motion Carried.

Public Hearing of Case #17-006 Request for an accessory building in the size of 1200 sq. ft. located at 516 W. 2nd Street Geneseo, IL 61254. The current Ordinance allows for 960 sq. ft.

Chairman Nanni read the current ordinance on accessory buildings.

City Clerk received one piece of mailed correspondence and the building inspector received a phone call from Bob and Barb Kuhns in response to this item. The requestor reported that they currently have a 12x20 garage which isn't big enough to get a single car into. He reported that there are other properties around town that have accessory buildings bigger than the one proposed. Chairman Nanni stated that if they were built prior to 1981 then they are exempt from the current ordinance parameters.

Barbara and Bob Kuhn's live at 212 S. Stewart Street and currently they sit lower than the requestor property and their roof drains onto the Kuhn's property. Kuhn's had to have their basement waterproofed because of this. Their main concern is the water drainage with that much larger of a roof.

Motion by Bell, second by Bassier to deny the variance request of a 240-foot variance. A yes vote is to deny the request and a no vote is to allow the variance.

Yays: (5) Nanni, Schang, Joyner, Bassier, Bell

Nayes: (0)

Absent: (2) Catton, Will

Abstain: ()

Motion Carried

Commissioner Joyner suggested to the requestor that they move the building to within 10 feet of the main house and then according to our ordinance it would be considered an attached garage and they could build any size and wouldn't have to come back to the Zoning Board.

New Business

None

Adjournment

Motion by Bassier, second by Bell to adjourn the meeting at 7:30 p.m.

Voice Vote: All Ayes. Motion Carried.

Loree K. Phlypo
Recording Secretary

Zoning Board of Appeals Case Report

HEARING DATE: January 22, 2018
Filing Date: 1/2/2018
Case No.: 18-001
Project Address: 621 Stone Church Lane
Historic Landmark: N.A.
Zoning: R-1
Applicant: Neil & Amy Ariano
Staff Contact: Rick Mills
Reviewed By: Lisa Kotter

PROPERTY DESCRIPTION:

"LT 13, Richmond Hill West 1st addition, CITY OF GENESEO" 08-29-226-006

PROJECT DESCRIPTION:

There has been a request from Neil & Amy Ariano for a front yard variance from 25 feet to 21 feet. They would like to add on to their current garage 16' X 32' addition. This addition will be a 16' X 26' garage addition and also extend the laundry room 16' to the north behind the new section of garage. The garage addition would come 4' closer toward Maple Leaf Drive than the current drive which is at the allowed 25' front yard setback.

OTHER ACTIONS REQUIRED:

The rear yard setback to the north of this addition will remain within the allowed 30' setback. With the 16' garage addition, there will still be over 50' to the north lot line. As long as the proposed screened in porch is not over 20' wide, the addition will remain outside of the 30' setback.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS (Zoning Ordinance):

9-6-1: Title

The following height, yard, lot, and area requirements must be observed in addition to those shown in Section 9-6-3.

B. On corner lots there must be a front yard on both streets. On corner lots of record at the time of adoption of this Title, the buildable width shall not be reduced to less than twenty-eight feet (28') by the application of this Section, except that in the "B" districts the buildable width shall not be reduced to less than forty feet (40'). There shall be a yard along the side street side of such a lot of at least five feet (5').

9-11-5: Duties

B. The Board may grant the following variances:

1. Vary the yard regulations where there is an exception or unusual physical condition of a lot, which condition is not generally prevalent in the neighborhood and which condition when related to the yard regulations of this Title would prevent a reasonable or sensible arrangement of buildings on the lot. Applicants for a side or rear yard variance must be able to show the distance of the proposed improvement from the lot line by way of lot corner stakes in the neighborhood. Notwithstanding the foregoing, a variance may be granted for the parking or storage of recreational vehicles in side yards. Before granting such a variance, the Board shall consider such factors as the closeness of neighboring buildings, adequate light, sunshine and airspace, and fire hazard potential.

PUBLIC/NEIGHBORHOOD INPUT:

Letters have been sent to the neighbors within 250' of this property notifying them of the public hearing.

STAFF ANALYSIS:

There is only one other lot that this setback variance would affect which is the lot to the north of this lot. The lot to the north is currently vacant and is owned by the Ariano's. The Zoning Board will have to determine if they feel that allowing this variance would set a precedence for the entire city or neighborhood and if so do they want that precedence in a newer neighborhood.

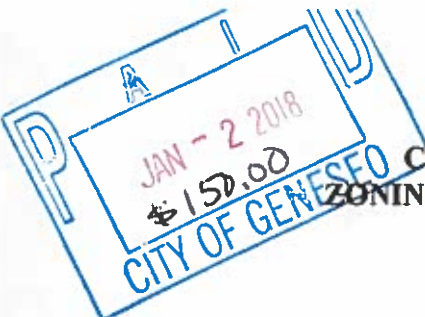
PLANNING DEPARTMENT RECOMMENDATION:

A request has been submitted for a variance to the front yard setback from twenty-five feet (25') to twenty-one feet (21').

ATTACHMENTS:

Draft
Project Information

08-29-224-006



CITY OF GENESEO ZONING BOARD OF APPEALS

FOR OFFICIAL USE ONLY Case No. 18-001

APPLICATION

Date filed 1/2/2018

Fee Paid \$150.00

An application with required attachments and a \$150.00 fee must be presented to the secretary of the Zoning Board of Appeals no later than the fourth Monday of the month.

Applicant's Name Neil & Amy Ariano Phone 309-945-7273

Address 621 Stone Church Lane Geneseo, IL 61254

Address of Property Affected 621 Stone Church Lane Geneseo, IL 61254

Zoning Classification R1

Legal Description or Property Tax Description LOT 13 Richmond Hill West 1st Add City of Geneseo

Use of existing structure House/Garage Use of proposed structure House/Garage

Application is made for Variance (variance, conditional use, nonconforming use)

State reasons for making application and state purpose of proposed structure, if applicable. On 8 1/2" x 11" paper draw to scale the shape and size of property with front, side, and rear yard dimensions from structure, including square footage measurements of existing structure and square footage measurements with dimensions from property line of any proposed structure. For a home occupation conditional use indicate all available off street parking.

Build a 3rd car garage to the north of existing garage. Also extend the existing laundry room by 16 feet. See attached drawing

I (we) certify that the statements contained herein and the plans submitted herewith are true to the best of my (our) knowledge and belief. I (we) consent to the entry in or upon the premises described in the application by an authorized official of the City of Geneseo.

Signature of Applicant [Handwritten Signature]

1-2-18 Date

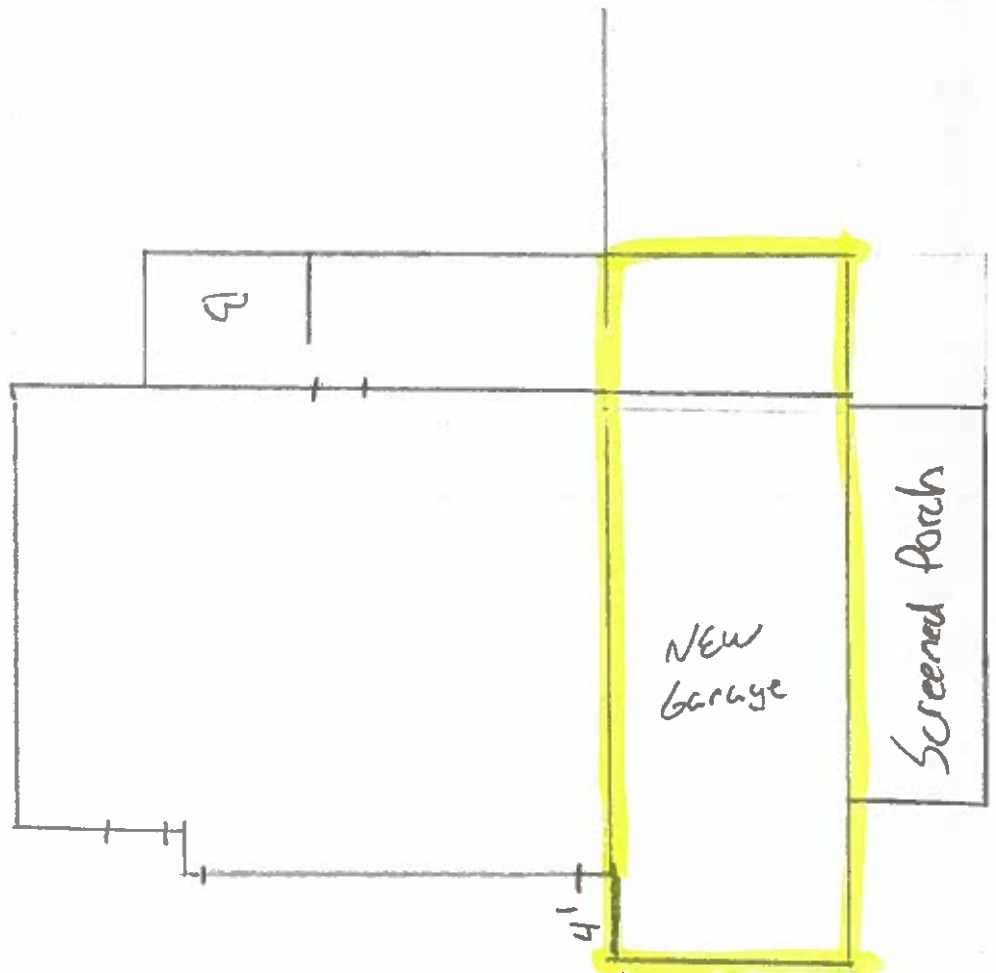
Signature of Owner [Handwritten Signature]

1-2-18 Date

Lot Size 48' x 120' x 98' x 130'

Stone Church Lane

Make Leaf Drive



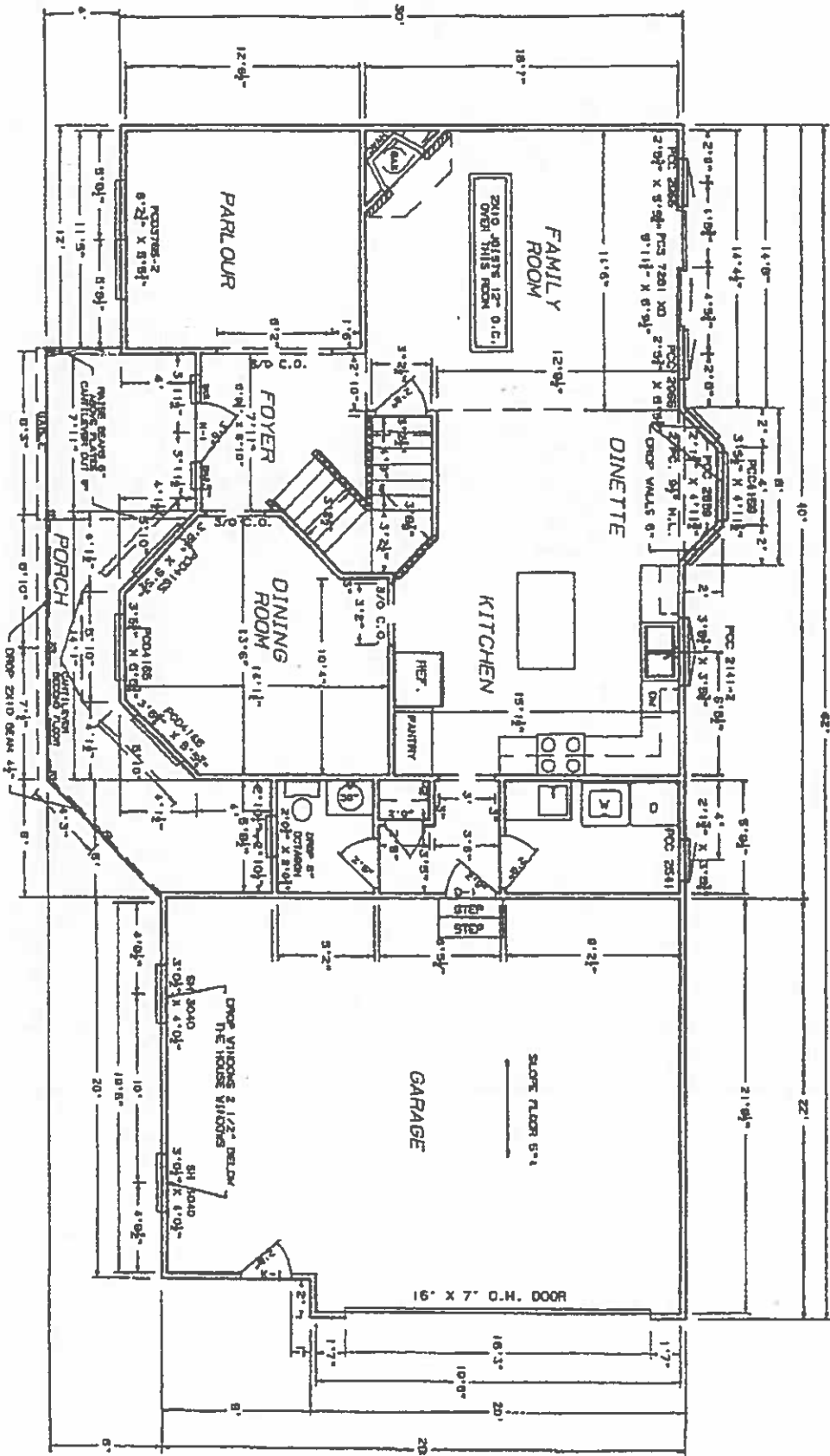
NW

* THESE PLANS HAVE BEEN PREPARED AS A DRAFTING SERVICE AND NOT AS AN ARCHITECTURAL SERVICE. WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID ERRORS, DURING THE PERIOD OF THE PLAN'S VALIDITY, THE OWNER AND CONTRACTOR(S) SHALL CHECK THE DIMENSIONS AND DETAILS AND SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION. (DO NOT SCALE.)

FIRST FLOOR PLAN

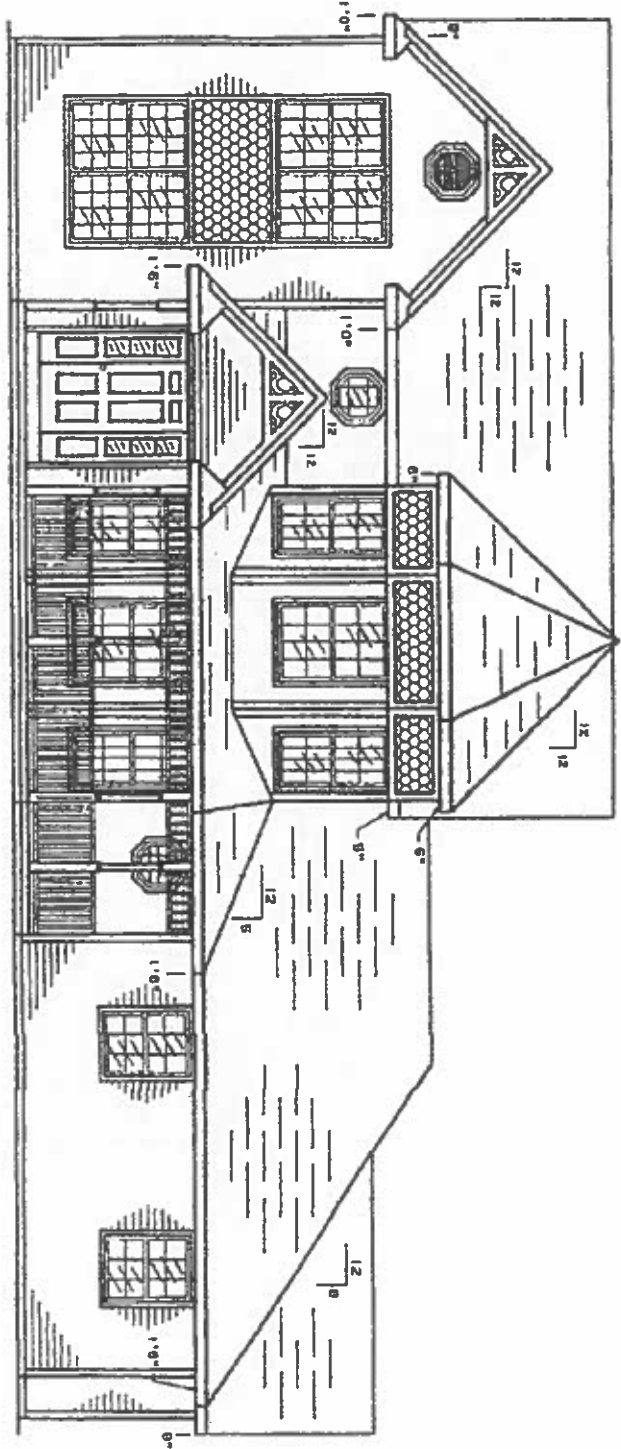
SCALE: 1/8" = 1'-0"

NOTE: WALLS ARE 3/4" UNLESS OTHERWISE NOTED

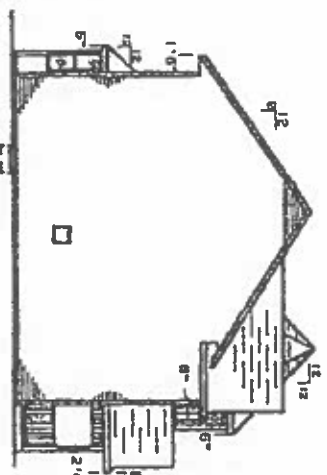


LOT #13 RICHMOND HILL WEST
621 STONECHURCH LANE
GENESEO, IL.

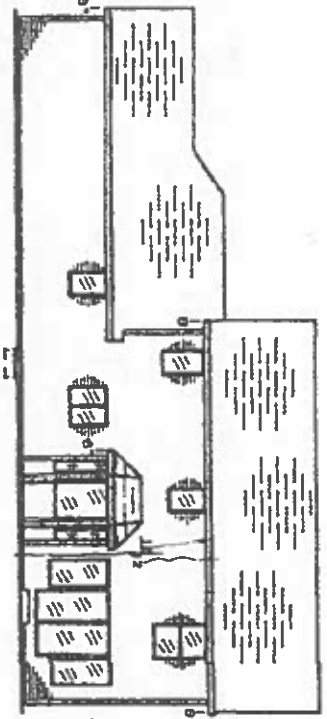
BY: HAZELWOOD HOMES, INC.
AARD DRAWING, L. WARD
MAY 19, 1998 PG. 2 OF 4



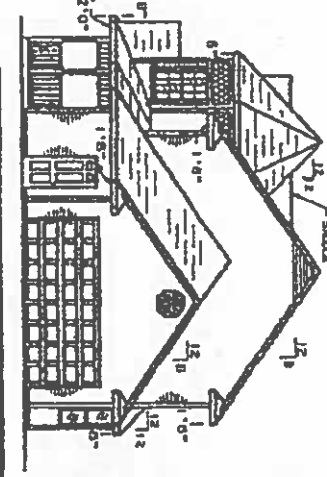
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

LOT #13 RICHMOND HILL WEST
621 STONECHURCH LANE
GENESEO, IL.
BY: HAZELWOOD HOMES, INC.
AWARD DRAWING, L. VARD
MAY 19, 1998
PS. 1 OF 4

Full Extent Previous Extent Map Extent Layers Export Print Share Map Query Point Select Line Measure Point Markup Street View Client Info Help

Parcel: 0829226006

621 STONE CHURCH LN GENI

Hyperlinks

[Tax Information](#)

Details

Parcel Number (Unformatted)
0829226006

Parcel Number
08-29-226-006

Owner
ARIANO, NEIL D & AMY R

Owner Address
621 STONE CHURCH LN GENESEO IL 61254

Site Address
621 STONE CHURCH LN

Acres
0

Legal Description
LOT 13 RICHMOND HILL WEST 1ST ADD
CITY OF GENESEO

Assessment Year
2017

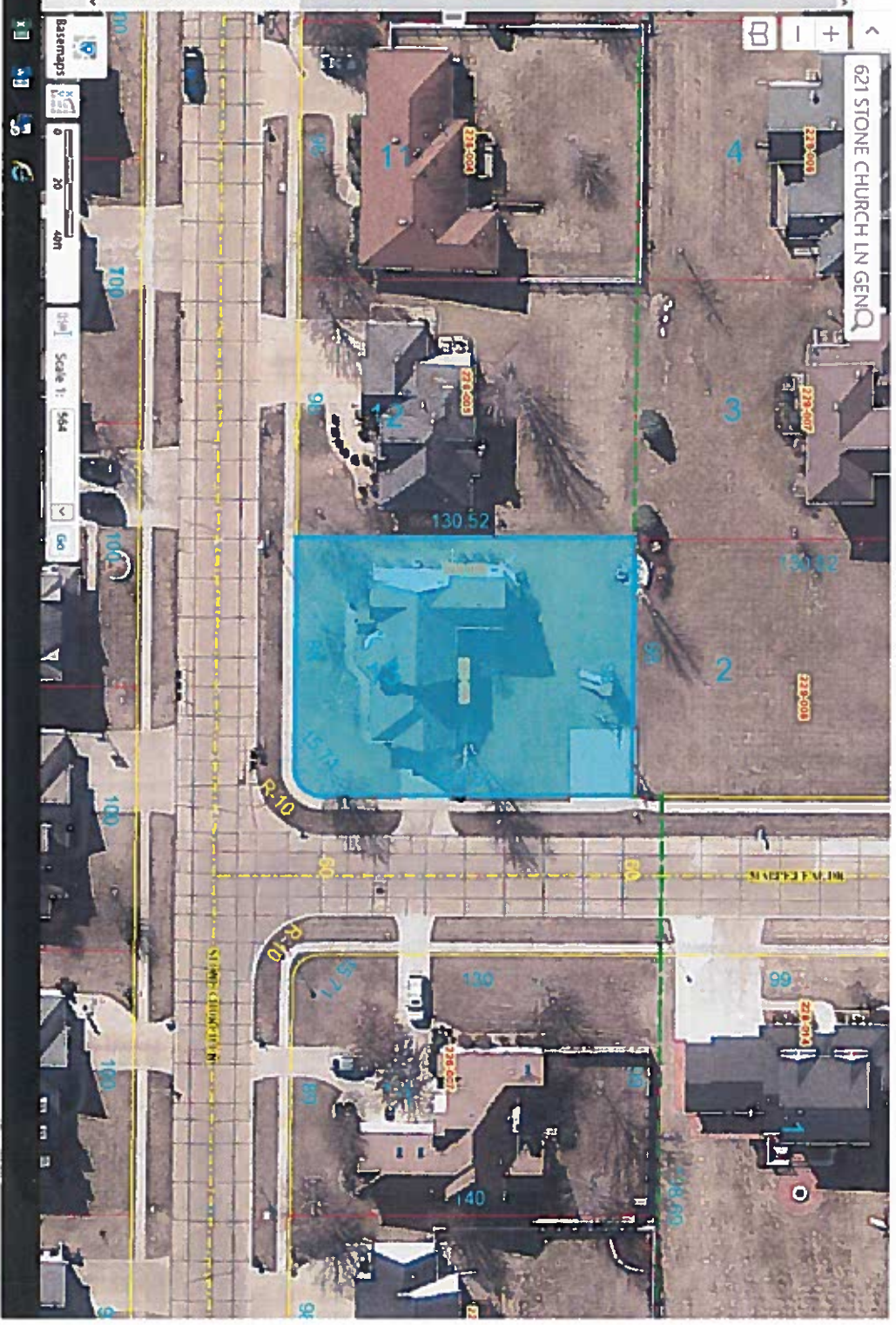
Township
08

Use Code
0040

Tax Code
080001

Farm Land
\$0

Farm Improvements
\$0



Basemaps

Layers

Parcel: 0829226006

1/22/2018 ZBA MEETING CARIANCE FOR FRONT YARD SETBACK
 PROPERTIES WITHIN 250' OF 621 STONE CHURCH LN

Owner	Owner Address	Site Address
ARIANO, NEIL & AMY	621 STONE CHURCH LN GENESEO IL 61254	
FRAKES, H NANCY	713 STONE CHURCH LN GENESEO IL 61254	713 STONE CHURCH LN
LANGSTON, JAMES S & STEPHANIE L	613 STONE CHURCH LN GENESEO IL 61254	613 STONE CHURCH LN
HENSON, SCOTT A & MELISSA R	1044 MAPLE LEAF DR GENESEO IL 61254	1044 MAPLE LEAF DR
BROWN, ERIK M & CARRIE J	706 VIRGINIA ST GENESEO IL 61254	706 VIRGINIA ST
ERDMAN, NED S LTR	705 STONE CHURCH LN GENESEO IL 61254	705 STONE CHURCH LN
MOSBARGER, MARK A & JODI L	631 VIRGINIA ST GENESEO IL 61254	631 VIRGINIA ST
BEESON, JAMES B & BARBARA J	602 STONE CHURCH LN GENESEO IL 61254	602 STONE CHURCH LN
SELLMAN, CHRISTOPHER	626 STONE CHURCH LN GENESEO IL 61254	626 STONE CHURCH LN
CESSNA, DIANE K	714 VIRGINIA ST GENESEO IL 61254	714 VIRGINIA ST
MORRONE, MICHAEL C & DEBRA A	605 STONE CHURCH LN GENESEO IL 61254	605 STONE CHURCH LN
STATES, DOUGLAS & KRISTIN	615 VIRGINIA ST GENESEO IL 61254	615 VIRGINIA ST
MIGHELL, CODY T & COURTNEY J	707 VIRGINIA ST GENESEO IL 61254	707 VIRGINIA ST
PISCHKE, MARK L & MELISSA M	610 STONE CHURCH LN GENESEO IL 61254	610 STONE CHURCH LN
FRANCIS, GARY M & JEANNA M	710 STONE CHURCH LN GENESEO IL 61254	710 STONE CHURCH LN
BOZZER, LAD V & BRENDA L	629 STONE CHURCH LN GENESEO IL 61254	629 STONE CHURCH LN
REAKES, SCOTT R & MARCIE L	628 VIRGINIA ST GENESEO IL 61254	628 VIRGINIA ST
HOTT, BENJAMIN C & KRISTEN A	623 VIRGINIA ST GENESEO IL 61254	623 VIRGINIA ST
ANDRIOS, JOHN C & KATHERINE A	702 STONE CHURCH LN GENESEO IL 61254	702 STONE CHURCH LN
ARIANO, NEIL D & AMY R	621 STONE CHURCH LN GENESEO IL 61254	621 STONE CHURCH LN
GENESEO CITY OF,	C/O CITY CLERK 115 S OAKWOOD AVE GENESEO IL 612542128	
WILLIAMS, RODNEY F & JANICE E LTRS	618 STONE CHURCH LN GENESEO IL 61254	618 STONE CHURCH LN
ZEIEN, LARRY V & RHONDA S	PO BOX 236 ATKINSON IL 61235	1036 MAPLE LEAF DR



CITY of
GENESEO

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January 15, 2018

Dear Property Owner:

A request has been submitted by Neal & Amy Ariano on the property located at 621 Stone Church Lane for a variance of the Zoning Ordinance's front yard setback from 25' to 21' toward Maple Leaf Dr., if granted it would allow the construction of an addition to the existing garage 21' from the front property line instead of the permitted 25'. This Notice is sent in accordance with *SECTION 9-11-5* of the Geneseo City Zoning Code.

The Zoning Board of Appeals in the City of Geneseo will hold a public hearing on this request on **Monday, January, 22nd 2018 at 7:00 P.M. in the Council Chambers, 115 South Oakwood Avenue**. If you are unable to attend, you may express your view in writing by addressing a letter to the Zoning Board of Appeals, 115 South Oakwood Avenue, Geneseo, Illinois, 61254. This letter must be received no later than **Monday, January, 22nd 2018 at 4:00 P.M.**

If you know of any interested persons who for any reason have not received a copy of this letter, it would be greatly appreciated if you would inform them of this meeting.

Sincerely,

LOREE K PHLYPO
BOARD SECRETARY FOR THE
ZONING BOARD OF APPEALS

PUBLIC HEARING

The City of Geneseo Zoning Board of Appeals has received an application from NEAL & AMY ARIANO for a front yard setback variance at the property located at 621 Stone Church Lane. This variance, if granted, would allow for the construction of an addition to the existing garage with a front yard setback variance from 25' to 21' toward Maple Leaf Drive. 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 to consider this request beginning at 7:00 PM on Monday, January 22, 2018 at the City Council Chambers, 115 S. Oakwood Ave., Geneseo IL. All interested persons are invited to attend. Written comments will be accepted until 4:00 PM Monday, January 22, 2018 and should be addressed to City of Geneseo, City Hall, 115 S. Oakwood Avenue, Geneseo IL 61254. Information pertaining to the application is available at City Hall.

Chairman Richard Nanni
Zoning Board of Appeals

Approved by Rick Mills 1/2/2018
Geneseo Republic Run one time- 1/5/2018

Bill City of Geneseo