

City of Geneseo, Henry County, Illinois
Zoning Board of Appeals
Monday, January 22, 2018 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 Catton. Joyner and Will were absent. Also in attendance: Building Inspector Rick Mills and Neal Ariano.

Chairman Nanni presented the Minutes of Monday, April 24, 2017.

Motion by Bassier, Second by Bell to approve the minutes from 4/24/17 as presented.

Voice Vote: All Ayes. Motion Carried.

Public Hearing of 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.

Chairman Nanni read the current ordinance on height, yard, lot and area requirements that must be observed in addition to those shown in Section 9-6-3.

City Clerk received one piece of mailed correspondence through email and Chariman Nanni read it, it was in favor of the addition. The requestor reported that they would like to add on for ascetics and to have a garage that is a little deeper and so that they can extend their laundry room and keep it in line with the current room. The Ariano's own the empty lot behind them and they are on a corner so there is no one beside them. The majority of the homes in their area have 3 car garages. Board Member Catton reported that on one of the drawings provided it appeared that another house in their area appeared to be closer to the street than 25 feet, Inspector Mills stated that it is either an extended overhang or an open front porch. Chairman Nanni stated that it was important that the board not set a precedent for this neighborhood that they will then have to possibly defend later on.

Motion by Bell, Second by Bassier to close the public hearing at 7:09pm.

Voice Vote. 5 Ayes. 2 Absent.

Motion Carried.

New Business

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.

Motion by Catton, second by Schang to grant the variance from 25 feet to 21 feet on the front setback.

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

Nays: (1) Nanni

Absent: (2) Joyner, Will

Abstain: (0)

Motion Carried

New Business

None

Adjournment

Motion by Bassier, second by Bell to adjourn the meeting at 7:13 p.m.

Voice Vote: All Ayes. Motion Carried.

Loree K. Phlypo
Recording Secretary