

City of Geneseo, Henry County, Illinois
Zoning Board of Appeals
Monday, August 27, 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, Joyner, Will, Bassier, Schang and Catton. Bell was absent. Also, in attendance: Building Inspector Rick Mills and residents John Seei and Brian Burke.

Chairman Nanni presented the Minutes of Monday, July 23, 2018.

Motion by Will, Second by Bassier to approve the minutes from 7/23/18 as presented.

Voice Vote: All Ayes. Motion Carried.

Public Hearing of Case #18-008 Request for a variance of the Zoning Ordinance structure location, if granted would allow the construction of a new structure within the utility easement.

Motion by Schang, second by Joyner to enter the Public Hearing on the stated case at 7:01 pm.

Voice Vote. 6 Ayes. 1 Absent.

Motion Carried

Chairman Nanni read the request and then read the current code. The requestor reported that for many years there was a play house that sat in the space where they would like to build the shed. The shed will be vinyl sided to match their house and he would like to put it on a 4" thick concrete slab. The utility easement is 10' and there is 10' also on the adjoining property so there is a 20' utility easement. He stated that he has no where else to put the shed as he has a natural waterway that runs right through his property from north to south. He stated that he wants to put it on concrete so that wildlife can't burrow underneath and nest and also so that the shed doesn't sink and become uneven causing the doors to not close properly. Seei stated that he has spoke to Hartco and they said that they didn't feel like there would be an issue as they bored their lines in conduit a few years ago.

Lewis Opsal Director of Electrical Operations reported that in the past multiple trees have had to be removed from easements. Eight feet of clearance is needed to open up a box that is buried and work on lines. Other utilities aren't dealing with high voltage lines like electricity is, this is a safety issue for employees. If a line is damaged it still has to be dug up so that there isn't an explosion underground.

Resident Brian Burke lives directly behind the requestor and supports the request of Seei. He currently has a shed in the utility easement on his side, which is not on concrete. There is currently an electric box underground between them along with landscape and fencing.

Inspector Mills suggested a partial slab with the shed overhanging it so there is no concrete in the easement.

Joyner stated that he understands both sides needs and that this is a safety issue.

Bassier stated that he feels that better supervision needs to occur on what is built on easement property.

Schang stated that he feels that the board is trying to plan for him and he would be in favor of a partial slab.

Catton stated that he sees trees as more of an issue than his shed.

Will stated that this is a unique piece of property and with this process it allows people to do the right thing and he doesn't have an issue with the shed.

Opsal stated that if it is going to change that it needs to go through a process, utility easements with utilities in them need to stay clean.

Concern was raised about setting a precedence and what future property owners will have to deal with.

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Motion by Joyner, Second by Bassier to close the public hearing at 7:50 PM.

Voice Vote. 6 Ayes. 1 Absent.

Motion Carried.

New Business

Consideration of case #18-008 a requested variance to the Zoning Ordinance Structure location, if granted it would allow the construction of a new structure within the utility easement.

Motion by Schang, second by Bassier, we recognize the specific uniqueness of the property owner's topography and grant him a variance to build four (4) feet into the utility easement.

Ayes: 6 Will, Bassier, Nanni, Catton, Schang, Joyner

Nays: 0

Absent: 1 Bell

Abstain: 0

Motion Carried

New Business

Inspector Mills reported that there will be a case on September 24 for a requested front yard set back.

Adjournment

Motion by Bassier, second by Schang to adjourn the meeting at 8:02 p.m.

Voice Vote: All Ayes. Motion Carried.

Loree K. Phlypo
Recording Secretary