

GENEVA ZONING BOARD OF APPEALS MINUTES
January 25, 2017
Council Chambers – 22 S. First Street -- Case # 2017-02

Present: Chairman Kaindl; Members Debates, Hunz, Hood, Kerfoot, Rittenhouse
Absent Member Konicek
Staff: Building Commissioner Eric Nelson
Public Present: Applicant Daniel J. Simoneit, Z+0 Architecture, 504 Hillside Ave., Glen Ellyn; Tom Wetmore, 418 Ford St.; Planet Depos Court Rptr. Paula Quetsch; Recording Secretary Celeste Weilandt

The meeting of the Zoning Board of Appeals was opened by Chairman Kaindl at 7:06 p.m.

The recording secretary called the roll and a quorum was present with six (6) voting members.

Approval of the December 14, 2016 Meeting Minutes

A change was noted on Page 3 of the minutes, under “Other Business”, delete the names “Schultz” and insert “Schultze.” **Minutes of the December 14, 2016 meeting, as corrected, were approved on motion by Mr. Kerfoot, seconded by Mr. Hood. Motion carried by voice of 6-0.**

Public Hearing

Chairman Kaindl asked for a volunteer to read the opening statement. Member Hood read the opening statement which explained the protocol for the hearing. Mr. Eric Nelson referenced the legal notice that was published on January 10, 2017 in the *Daily Herald* newspaper.

The public hearing for the following case was opened.

A. 320 S. 6th Street – In accordance with Section 11-14-5 (Variations) of the Geneva Zoning Ordinance, the petitioner is requesting the following variations from Section 11-5E-4 (Lot and Area Requirements of the R3 Medium to High Density Single-Family Residential District) of the Geneva Zoning Ordinance to increase the allowable lot coverage from 40 percent to 63.8% for the purpose of adding on to the home, installing a deck, a patio and a paver walkway.

Chairman Kaindl invited the applicant to come forward.

Mr. Hood made a motion to remove this agenda item to allow the applicant to submit a revised application for variance at the subject property. He asked that the revised application be submitted for action at a regular meeting of Zoning Board of Appeals meeting not to exceed by April 12, 2017, due to the four hardship requirements not being met by the applicant. Seconded by Mr. Hunz.

A voice vote was taken. Motion carried unanimously. Vote: 6-0

Mr. Daniel J. Simoneit, architect for the project, indicated the owner, Mr. Tim McMillan could not be present at tonight’s meeting but the project did go before the Historic Preservation Commission. Mr. Simoneit stated Mr. McMillan did prepare the application but also tried to cancel this meeting early on. However, according to the City’s bylaws, he was unable to do that. He apologized on behalf of the applicant. Mr. Simoneit also explained that he preferred that the owner/applicant be present because he

stated Mr. McMillan was very passionate about the project, he had a significant investment into the project, and he wanted to make the home a permanent place of residency.

Chairman Kaindl clarified to Mr. Simoneit that there were outstanding items on the application and that the board was not voting the project down but, instead, giving the applicant an opportunity to revise the application and save him money. Mr. Simoneit stated he was amenable to the board’s decision. He also clarified that the demolition permit was not to demolish anything, but to explore the interior of the house because much sagging and rotting wood existed and it had a crumbling foundation.

Special Items – None.

Other Business – None.

Adjournment

There being no further business to come before the Geneva Zoning Board of Appeals, motion made by Mr. Kerfoot, seconded by Mr. Hood to adjourn the meeting. Motion carried unanimously by voice vote of 6-0. The meeting adjourned at 7:22 p.m.

Respectfully submitted,

Chairman

/s/ Celeste K. Weilandt
Celeste K. Weilandt, Recording Secretary