

City of Genoa  
Plan Commission Minutes  
February 14, 2008, 7:00 P.M.  
Genoa City Hall Council Chambers

*Approved*  
*4/10/08*

Present:        Members  
                  Chairman Gordon Jones  
(Absent) Jennifer Creadon  
                  Dana Mammoser  
                  Robert Moore  
                  Rene' VanDerHeyden  
                  Brian Wallace  
                  Mike Walsh

Guests  
                  Joe Misurelli, City Administrator  
                  Tim Walocha, Building Commissioner  
                  Carolyn Tobinon, Ace Hardware  
                  Harlan Roeske, Rockford Industrial Welding  
                  Rick Mamoser, Prairie State Winery  
                  Robert Becker, Attorney

- I.        Gordon Jones called the meeting to order at 7:01 P.M. and roll call was taken.
- II.       No Amendments to the Agenda.
- III.      Rene' VanDerHeyden made the motion to approve the minutes of the December 13, 2007 meeting. Bob Moore seconded.

Roll Call Vote:

Rene' VanDerHeyden	Yes
Brian Wallace	Yes
Mike Walsh	Yes
Gordon Jones	Yes
Jennifer Creadon	Absent
Dana Mammoser	Abstain
Robert Moore	Yes

Motion Passed

- IV.      There were no items from individuals in attendance.
- V.       New Business
  - A.      **Public Hearing** to consider a request for approval of an Amendment to the Ace Hardware/Lot 1 Prairie Ridge Pointe Planned Unit Development for the property located at 361 Sycamore Road on Lot 1 in Prairie Ridge Pointe. The Planned Unit Development amendment, as requested by the petitioner, is further outlined in the staff report.
    - 1.      **The Public Hearing** was opened and roll call was taken to establish a quorum.

Gordon Jones	Present
Jennifer Creadon	Absent
Dana Mammoser	Present

Robert Moore	Present
Rene' VanDerHeyden	Present
Brian Wallace	Present
Mike Walsh	Present

Quorum Established

2. **Staff Comments**

Joe Misurelli informed the Committee this is a request for additional signs and a propane facility at the recently completed Tobinson's Ace Hardware on Lot 1 in Prairie Ridge Pointe. All publications, sign and legal notices have been completed in accordance with the UDO. The UDO allows for one sign on the front of the building. The petitioner would like 3 separate signs that are still within the square foot limit. Mr. Misurelli stated that he and the Building Commissioner both feel this would be more aesthetically pleasing than if all the signage was aggregated into a single sign. Regarding the side wall sign, Mr. Misurelli stated that the sign would be allowed on the rear, Tobinson's would like to place the sign on the south side, and this can be accommodated through an amendment to the Planned Unit Development. The final item is to allow a propane filling tank, which would be a bulk use provision and Joe Misurelli stated this can be considered as a PUD Amendment, which is site specific. He stated approval has been received from the State Fire Marshall, Genoa-Kingston Fire Department and the City of Genoa Building Commissioner, pending satisfactory anchoring of the tank.

3. **Petitioner Comments**

Carolyn Tobinson, Ace Hardware and Harlan Roeske, Rockford Industrial Welding were sworn in by Gordon Jones. Ms. Tobinson stated Mr. Misurelli covered everything, adding that the sign placements will help customers find the entrance to the store.

4. **Plan Commission Questions / Comments**

Mr. VanDerHeyden questioned the distance between the school yard / athletic field. Harlan Roeske stated that it is a low emission system and that it meets all NFPA -58 codes. Gordon Jones questioned the training process required. Mr. Roeske informed the Commission that Rockford Industrial Welding provides a certified training program to all users. Certificates will be filed at Ace and Rockford Industrial Welding.

5. **Public Comment**

There was no public comment.

6. **Public Comment Closed**

7. **Plan Commission Motion on Petition and Findings of Facts**

Brian Wallace made a motion, seconded by Robert Moore, to recommend to the City Council approval of the Amendment for the Ace Hardware Final PUD, for 361 Sycamore Road with the following Conditions and Findings of Facts:

Conditions:

1. The approved Final PUD Amendment plans are the site plan for the propane tank location dated 2/8/08, and the signage plan dated 11/30/07 by Kieffer and Co., Inc. with such modifications to comply with all City conditions for approval as reflected in the Special Use Permit / Final PUD amendment approval ordinance adopted by the Mayor and City Council.
2. The petitioner shall comply with all building permit and code requirements and any other applicable codes or ordinances.
3. The propane facility will be required to meet all provisions of the State Fire Marshall's Office, and be anchored to the satisfaction of the City's Building Commissioner.
4. The petitioner shall verify to City Staff that space for two vehicles will be maintained adjacent to the propane facility location.

Findings of Fact:

- A. The proposed signage for Ace Hardware will be within the permitted square footage allowed under the UDO, but will be more aesthetically pleasing, and the propane filling capability will provide additional services to the public, will contribute to the general welfare of the neighborhood and community by expanding the City's commercial services for residents and promote local business growth without negatively impacting governmental services;
- B. The proposed PUD Amendment will not have a substantial adverse effect upon the adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare; and
- C. The proposed signage addition, and the propane bulk use, as subject to the conditions of the Office of the State Fire Marshall, will be designed, arranged and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations.
- D. The proposed PUD amendment for Ace Hardware is consistent with the standards and criteria as are established by the ordinance for a particular Special Use – Planned Unit Development, as set forth in Article 4.4 of the UDO.

Roll Call Vote

Brian Wallace	Yes
Mike Walsh	Yes
Gordon Jones	Yes
Jennifer Creadon	Absent
Dana Mammoser	Yes



stated this will give him a new production facility freeing up room in the main building to expand.

4. **Plan Commission Questions / Comments**

Gordon Jones stated he would not participate in the voting because he has already stated his approval in the process leading to the Genoa Main Street recommendation letter. Mr. Moore questioned the location of the proposed solar panels, Rick Mamoser mentioned. Mr. Mamoser said this would be a future addition on the roof. Mr. Misurelli stated this would be OK if attached and would need a building permit at that time. Mr. Moore liked the plan, but wasn't sure about the turbine. Mr. VanDerHeyden questioned the fire rating on the building, stating the change should improve the situation, although he is not crazy about the Turbine. Brian Wallace and Dana Mammoser are all for the wind turbine, and felt the future depends on these types of installations. Mr. Walsh stated he was not sure about the Turbine being located downtown. Mr. Mamoser stated that he wants to stay in Genoa, he is hoping the City will get behind him and promote a green business as Main Street has. Mr. Jones asked Mr. Mamoser if the red color would remain, Mr. Mamoser is currently working with an architect to make changes. Mr. Jones also questioned the height of the Turbine. Mr. Mamoser said the Turbine requires a little less than 60 feet, allowing them to be the first green winery in Illinois, adding uniqueness to the City. Mr. Mamoser indicated that if there were problems or concerns for his turbine, he could move it to his farm.

5. **Public Comment**

Dick Kearney questioned the parking guidelines. Joe Misurelli stated that the use proposed would meet all the required parking. Mr. Kearney also questioned the easement that runs to the alley. Robert Becker stated the easement would be part of the new property.

6. **Public Comment Closed**

7. **Public Hearing Closed**

C. **Final Planned Unit Development Approval, Preliminary Plat of Subdivision approval and Final Plat of Subdivision approval** for the Prairie State Winery Planned Unit Development for the property located at 114 and 116 North Emmett Street along the east of Emmett Street, and North of Main Street. The Commission considered the Final PUD and Subdivision with the Preliminary PUD action as one motion.

1. **Plan Commission Motion on Petition and Findings of Facts**

Gordon Jones suggested adding a fifth condition stating the Turbine can only be used for personal power generation.

Brian Wallace made a motion, seconded by Mike Walsh, to recommend to the City Council approval of the Preliminary and Final PUD, and Preliminary and Final Plat of Subdivision, for the Prairie State Winery Planned Unit Development with the following Conditions and Findings of Facts:

Conditions:

1. The approved Preliminary and Final PUD plans are the site plan and plat dated 2/8/08 and 10/18/07 by William E. Hanna Surveyors, and the photos depicting the existing facades, with such modifications to comply with all City conditions of approval as reflected in the Special Use Permit / PUD approval ordinance adopted by the Mayor and City Council.
2. Revise the Final Plat as necessary to meet any UDO or recording requirements. Confirm PUD name, and if Lot 12 is not re-subdivided with the split of Lot 13, record covenant requiring Lot 2 of the re-subdivision may only be utilized as part of Lot 12.
3. The petitioner shall comply with all building permit and code requirements and any other applicable codes or ordinances.
4. Any additional lighting shall comply with the UDO.
5. The Wind Turbine shall be used solely for power generation for the Prairie State Winery's use. Any additional use shall be in accordance with the UDO.

Findings of Fact:

- A. The proposed Prairie State Winery PUD will provide additional services to public, will contribute to the general welfare of the neighborhood and community by expanding the City's commercial base, without negatively impacting governmental services;
- B. The buildings, as long existing structures, will not have a substantial adverse effect upon the adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare; and
- C. The existing buildings, as currently designed, arranged and operated have permitted the development and use of neighboring property in accordance with the applicable district regulations;
- D. The proposed PUD for Prairie State Winery is consistent with the standards and criteria as are established by the ordinance for a particular Special Use – Planned Unit Development, as set forth in Article 4.4 of the UDO.

Roll Call Vote

Brian Wallace	Yes
Mike Walsh	Yes
Gordon Jones	Yes
Jennifer Creadon	Absent

Dana Mammoser	Yes
Robert Moore	Yes
Rene' VanDerHeyden	Yes
Motion Passed	

VI. No Old Business

VII. Department Reports

Joe Misurelli reported that the Expo is Saturday February 16<sup>th</sup> from 9 a.m. to 1 p.m. There will be about 40 booths, Seminars, State Representatives, Franks for Frank and WLBK radio will be broadcasting live from 10 a.m. to Noon. Mr. Misurelli reported the Special Census has approved the facility, we are now seeking enumerators hopefully to start in March or April. Mr. Misurelli also handed out Community Development Annual Report, Updated Park Impact Fee Schedule and the Updated School Impact Fee Schedule.

VIII. Announcements

Robert Moore suggested readdressing the concept of "Growth Rings" in the Comprehensive Plan.

IX. Dana Mammoser made the motion to adjourn, seconded by Robert Moore. Approved by a unanimous voice vote of all those present for adjournment.