

CITY OF GENOA

Plan Commission

Meeting Date – January 11, 2018

7:00 P.M.

Municipal Center Council Chambers

AGENDA AND NOTICE

The only petition for the January 11, 2018 Plan Commission meeting, a Public Hearing to consider a request for an approval of an Preliminary Planned Unit Development and Final Planned Unit Development for Genoa Motors, Inc., and Mike Cretsinger, property owners, for a commercial building on the currently zoned “CBC” Central Business and Civic District property at 540 West Main Street, located on the southeast corner of State Street and West Main Street Genoa, Illinois is being continued to the February 8, 2018 regular Plan Commission meeting. The February 8th meeting will begin at 7 PM and will be held at the City of Genoa Municipal Center Council Chambers at 333 East First Street.



MEMO

To: The Plan Commission
From: Alyssa Seguss, Management Assistant
Subject: Next Plan Commission Meeting
Date: January 9, 2018

The only petition for the January 11, 2018 Plan Commission meeting, a Public Hearing to consider a request for an approval of a Preliminary Planned Unit Development and Final Planned Unit Development for Genoa Motors, Inc. and Mike Cretsinger, property owners, for a commercial building on the currently zoned “CBC” Central Business and Civic District property at 540 West Main Street, located on the southeast corner of State Street and West Main Street Genoa, Illinois is being continued, to the February 8, 2018 regular Plan Commission meeting. The February 8th meeting will begin at 7 PM and will be held at the City of Genoa Municipal Center Council Chambers at 333 East First Street.

The petitioner has complied with all of the legal notices for the required Public Hearing for the January 11th meeting. However, Staff is currently drafting a report and would like to continue the meeting to the February Plan Commission meeting on February 8, 2018.

You are welcome to come to the meeting on Thursday January 11th, but at this point it is not necessary since there are no other items on the agenda, and per our Land Use Legal Counsel, we will post noting the continuation of the public hearing to the February 8th meeting and myself and Rich Gentile, Director of Public Works, will be there at 7 PM to inform anyone that may come on the 11th, to notify them of the continuation.

If you have any questions, please feel free to contact me, (815) 784- 7106, aseguss@genoa-il.com.

CITY OF GENOA

Plan Commission

Meeting Date – February 8, 2018

7:00 P.M.

Municipal Center Council Chambers

AGENDA AND NOTICE

The only petition for the February 8, 2018 Plan Commission meeting, a Public Hearing to consider a request for an approval of a Preliminary Planned Unit Development and Final Planned Unit Development for Genoa Motors, Inc., and Mike Cretsinger, property owners, for a commercial building on the currently zoned “CBC” Central Business and Civic District property at 540 West Main Street, located on the southeast corner of State Street and West Main Street Genoa, Illinois is being continued to the March 8, 2018 regular Plan Commission meeting. The March 8th meeting will begin at 7 PM and will be held at the City of Genoa Municipal Center Council Chambers at 333 East First Street.

CITY OF GENOA
Plan Commission

Meeting Date – March 8, 2018
7:00 P.M.

Municipal Center Council Chambers

AGENDA

- I. Call to Order
- II. Amendments to the Agenda
- III. Approve Minutes of the September 14, 2017 Plan Commission Meeting
- IV. Public Comment for Items Not Listed on the Agenda
- V. New Business
- VI.
 - A. **Public Hearing** to consider a request by DeKalb County Government, as petitioners, and Genoa-Kingston School District, as property owners, for approval of a Special Use Permit for a Wireless Communications Tower at the property located at 908 Park Avenue, Genoa, Illinois. The Special Use Permit approval, as requested by the petitioner, is further outlined in the project review report.
 - 1. Open Public Hearing and Establish Quorum
 - 2. Staff Comments
 - 3. Petitioner Comments
 - 4. Staff and Plan Commission Questions/Comments
 - 5. Public Comment
 - 6. Close Public Hearing
 - 7. Plan Commission Deliberation and Motion on Petition with Findings of Facts
 - B. **Public Hearing** to consider a request for an approval of a Preliminary Planned Unit Development and Final Planned Unit Development for Genoa Motors, Inc., and Mike Cretsinger, property owners, for a commercial building on the currently zoned “CBC” Central Business and Civic District at 540 West Main Street, located on the southeast corner of State Street and West Main Street Genoa, Illinois. The Preliminary and Final Planned Unit Development, as requested by the petitioner, is further outlined in the project review report.
 - 1. Open Public Hearing and Establish Quorum
 - 2. Staff Comments
 - 3. Petitioner Comments
 - 4. Staff and Plan Commission Questions/Comments
 - 5. Public Comment
 - 6. Close Public Hearing
 - 7. Plan Commission Deliberation and Motion on Petition with Findings of Facts
- VII. Old Business
- VIII. Department Reports
- IX. Announcements
- X. Adjournment

City of Genoa
Plan Commission Minutes
March 8, 2018 7:00 P.M.
Genoa City Hall Council Chambers

Draft
03/08/18

<u>Members Present:</u>	<u>Members Absent:</u>	<u>Guests</u>
Michael Cirone	Kyle Wille	Roger Scott
Dana Mammoser	Robert Moore	Andy Sullivan
Brian Wallace	Mike Walsh	Don Flick
Jennifer Creadon		Derek Hyland

- I. Jennifer Creadon called the meeting to order and roll call was taken.

Jennifer Creadon	Yes
Michael Cirone	Yes
Dana Mammoser	Yes
Robert Moore	Absent
Brian Wallace	Yes
Mike Walsh	Absent
Kyle Wille	Absent

Quorum Present

- II. Dana Mammoser requested a change in the Agenda to move Item B to Item A, seconded by Brian Wallace.

Roll Call Vote:

Jennifer Creadon	Yes
Michael Cirone	Yes
Dana Mammoser	Yes
Robert Moore	Absent
Brian Wallace	Yes
Mike Walsh	Absent
Kyle Wille	Absent

Motion Passed

- III. A moment of silence was observed in honor of Joe Misurelli.

- IV. Michael Cirone made the motion to approve the minutes of the September 14, 2017 meeting, Brian Wallace seconded.

Roll Call Vote:

Jennifer Creadon	Abstain
Michael Cirone	Yes
Dana Mammoser	Yes
Robert Moore	Absent
Brian Wallace	Yes
Mike Walsh	Absent
Kyle Wille	Absent

Motion Passed

- IV. There were no items from individuals in attendance.

V. New Business

A. **Public Hearing** to consider a request for an approval for a proposed Preliminary and Final Planned Unit Development site plan approval for Genoa Motors Auto Repair for the property at 540 West Main Street. The PUD would allow the current Motor Vehicle repair on the property which is zoned “CBC”, Central Business and Civic District, which requires a special use permit.

1. The Public Hearing was opened and roll call was taken to establish a quorum.

2. Roll Call

Jennifer Creadon	Present
Michael Cirone	Present
Dana Mammoser	Present
Robert Moore	Absent
Brian Wallace	Present
Mike Walsh	Absent
Kyle Wille	Absent
Quorum Established	

3. Staff Comments

Bill Ganek informed the Commission that this meeting is regarding a petition for a Preliminary and Final Planned Unit Development for the property at 540 West Main Street, known as Genoa Motors Auto Repair. This meeting is to allow for an Auto Repair Special Use in the Central Business and Civic District. The existing structure and use has operated as an auto repair shop for many years. The lot is currently nonconforming and has several structures that the petitioner plans to remove as part of the PUD, as depicted in Exhibit A.

The petitioner will remove the existing vacuum structures, as well as the western portion of the car wash facility. The bay of the car wash furthest to the east may also be removed upon determination of the petitioner. If the structure is in sound condition and usable for storage for oil drums and ties, so as to keep them away from public view, the structure will remain. If it is determined by the petitioner that the entire car wash building be demolished, a new structure will be erected behind the existing office space on the east side of the property, as depicted in Exhibit A.

The petitioner will also be adding landscaping in the front and rear of the property in accordance with the UDO, as well as maintaining the fence on the east property line. A minimum of seven parking spaces will also be established in accordance with the UDO.

4. Petitioner Comments None

5. Public Comments

Gordon Jones, resident at 1174 Pebble Beach Dr Genoa, had concerns regarding no mention of the UDO and lighting requirements in the development project review. Mr. Jones is requesting adding conforming to the UDO when it comes to lighting. Mr. Jones also had concerns that the extent of the repairs will be more extensive than

the previous owner. Mr. Jones also had concerns regarding the noise, chemicals and the sounds of tools.

6. Close Public Comment – Jennifer Creadon

7. Staff and Plan Commission Questions / Comments-

Brian Wallace responded to the public comment in agreeance that the lighting should have to meet the UDO requirements.

8. Plan Commission Motion on Petition

Michael Cirone made the motion, seconded by Dana Mammoser, to recommend approval of a Preliminary and Final Planned Unit Development for Genoa Motors Auto Repair for the property at 540 West Main Street, with the following Finding of Facts and Conditions as contained in the project review:

- A. The proposed development will not injure or damage the use, value and enjoyment of surrounding property nor hinder or prevent the development of surrounding property in accordance with the Genoa Comprehensive Plan:

This use has previously operated out of the location for several years, although, nonconforming. This PUD will improve the area with removal of the vacuum structures and car wash building.

- B. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the applicant.

The development has already been completed, the petitioner has only requested that a special use be permitted to allow the existing use. The petitioner must complete the removal of structures as described in the conditions of this report within 6 months of approval of this PUD.

- C. The entire tract or parcel of land to be occupied by the proposed development shall be held in a single ownership, or if there are two or more owners, the application for such proposed development shall be filed jointly by all such owners.

The parcel will be under single ownership.

- D. The development plan shall contain such proposed covenants, easements and other provisions relating to the bulk and location of buildings, uses and structures and public facilities as are necessary for the welfare of the Planned Development and are not inconsistent with the best interest of the City. Such covenants, easements and other provisions, when part of the approved final development, may be modified, removed or released only with the consent of the City Council after a public hearing before, and recommendation by the Plan Commission as provided in this Article 4.4.

Covenants would not be expected due to the nature of the project and single occupancy of the property.

- E. Sanitary sewers, storm sewers and water supply to service the development are adequate to serve the proposed development and will not reduce existing capacity below that necessary to serve existing developments, or overload local facilities beyond design capacity.

Infrastructure and capacity are in place due to the existing use of the site.

- F. The location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities is compatible with the surrounding land uses, and any part of a proposed development not used for structures, parking and loading areas, or access ways, is landscaped or otherwise improved.

Parking and landscaping improvements will be a condition of the PUD.

- G. The project area is adaptable to unified development and shall have within or through the area no physical features that will tend to destroy the neighborhood or community cohesiveness. There is no minimum project area for Planned Development.

The existing use will be improved by the removal of the carwash and vacuum structures.

- H. The uses permitted in the development are necessary or desirable and the need for such uses is clearly demonstrated by the applicant.

This use is already established in the area.

- I. The dominant land use of the proposed Planned Development is consistent with the recommendations of the Genoa Comprehensive Plan for the area containing the project.

This use is permitted in the Central Business and Civil District. The Comprehensive Plan Future Use Plan specifies this parcel to be used for the Retail/commercial uses.

- J. Any modifications of the standards and specifications of this Ordinance or other regulations that would otherwise be applicable to the site are warranted by the design of the development plan, and the amenities incorporated in it, and are not inconsistent with the public general welfare.

The existing use developed under older standards that predate the UDO.

- K. Exceptional landscaping features such as larger caliper, varied species and reduce spacing of trees and additional sodding above the minimum requirements specified In Article 6.6 is provided.

Landscaping is a recommended condition of approval of the PUD.

- L. All proposed streets and driveways are adequate to serve the residents, occupants, visitors or other anticipated traffic of the Planned Development. Entrance points or locations of streets and driveways upon previously existing public roadways shall be

subject to the approval of the City, and if applicable, the DeKalb County Highway Department, and the Illinois Department of Transportation. If traffic control devices are required to prevent or relieve hazards or congestion on adjacent streets and the proposed control device is not within the normal or scheduled sequence of installations, the City Council may require, as a condition of approval of a proposed Plan Development, such devices to be provided at the developer's cost.

This is an existing development and no traffic control devices are required.

- M. Off-street parking is conveniently accessible to all dwelling units and other uses in the Planned Development. Where appropriate, common driveways, parking areas, walks, and steps to parking and service areas are to be screened through ample use of trees, scrubs, hedges land forms and walls.

Off-street parking is required as part of the recommended conditions of approval.

- N. A pedestrian circulation network is provided.

Onsite walkways are provided.

- O. The Planned Development provides for underground installation of utilities (including electricity and telecommunications) in public ways and private extensions thereof. Provisions shall be made for acceptable design and construction of storm sewer facilities including grading, gutter piping and treatment of turf to handle storm water, prevent erosion and the formation of dust. Utilities and maintenance of facilities shall be in accordance with the requirements and regulations of the City as set forth in this ordinance.

Infrastructure and capacity for this use are in place due to the existing use of the site.

- P. The proposed Planned Development satisfies the applicable objectives as provided in Section 4.4.2.

This PUD is consistent with the reuse of the existing property and building.

- Q. Existing ponds, creeks, rivers, lakes, wetlands, or fens on or adjacent to the Planned Development are enhanced and protected from the development.

No such natural resources are present on this site.

8. Staff would recommend that the Plan Commission recommend to the City Council approval of the Preliminary and Final PUD, and site plan, with the findings of facts for the Preliminary and Final PUD, for Genoa Motors Auto Repair for 540 West Main Street with the following conditions:

- A. The portion, or entirety, of the car wash intended to be removed, as well as the vacuums and concrete structures, must be removed within 6 months of approval of the PUD. Failure to meet this requirement would be a considered

a violation of this PUD and subject to a fine of \$2,500 and a revocation of this PUD.

- B. If a new building, as shown on the site plan, is constructed, it must meet the 10' setback from the east property line as required by the UDO.
- C. Screening landscaping will be based on the UDO and subject to the approval of the Development Administrator. This included screening trash receptacles on 3 sides with a solid wall at least 6 feet in height with a single or double access gate on the fourth side. A parking lot plan based on UDO requirements is also subject to the Development Administrator. This plan must demonstrate striping, parking direction, angle, width, signage, and lighting that will not disturb surrounding residential lots.
- D. All parking and driveway areas must be paved.
- E. Any existing or future signage must be in compliance with the UDO.
- F. The petitioner shall comply with all building permit and code requirements and any other applicable codes or ordinances.
- G. Motor Vehicle Repair shop use shall also include the uses of: brakes repair shop, motor vehicle body shop, muffler repair shop, motorcycle service, tire, battery and accessory store & transmission repair shop.

Roll Call Vote:

Jennifer Creadon	Yes
Michael Cirone	Yes
Dana Mammoser	Yes
Robert Moore	Absent
Brian Wallace	Yes
Mike Walsh	Absent
Kyle Wille	Absent

Recommendation Approved

- VI. **Public Hearing**, to consider a request from the DeKalb County Government for a Special Use Permit for a Public Safety Communications Tower at the south west corner of the School District's southerly parcel, located at 980 Park Avenue, currently zoned "AG", Agricultural District. This property has been improved with a two story secondary school, off-street parking, athletic fields, and a school transportation facility. This parcel is located to the north of the north-east portion of Russell Woods Forest Preserve, west of Riverbend subdivision, and to the South of Route 72.

1. **The Public Hearing** was opened and roll call was taken to establish a quorum.

Roll Call Vote:	
Jennifer Creadon	Yes
Michael Cirone	Yes
Dana Mammoser	Yes
Robert Moore	Absent
Brian Wallace	Yes
Mike Walsh	Absent
Kyle Wille	Absent

2. Staff Comments

Bill Ganek informed the Commission that this meeting is regarding a petition from the DeKalb County Government to build a wireless communications facility on a leased lot from Genoa-Kingston School District property through an Intergovernmental Cooperation Agreement to improve public safety dispatching communications in this area of the County. The wireless communications facility would be a fenced in 75' by 75' area adjacent to the County Forest Preserve as depicted in Exhibit A. The facility would include an 8" by 12" equipment shelter, generator and a communications tower not to exceed 400' in height as shown in Exhibit A and B. The tower is designed to be of a lattice type design with whip antennas and microwave dishes at the top of the structure. The fence surrounding the area would be 8' tall with a barbed wire top. The lot would be accessible by a 12' wide gravel drive, with consideration for a permanent asphalt drive. DeKalb County Government would be constructing the tower for the purpose of public safety communication systems, however, if deemed to enhance public safety communications, the tower may be used for cellular communications in the future.

3. Petitioner Comments

Andrew Sullivan, Chief Deputy of DeKalb County, states that the Public Safety Radio System (PSR) serves many purposes. The intended use is for the efficient and safe transmission of information to police officers and firefighters on the street from the Communications Center. This communication device is essential for the delivery of services to the citizens of DeKalb County which includes, but is not limited to motor vehicle accidents, traffic enforcement, school emergencies, natural disasters, structural fires, and other criminal offenses.

The County is in the process of replacing the infrastructure of the current deteriorating analog radio system and upgrading to a new P25 digital radio system, along with a new VHS system for the fire departments. The current radio system is over 40 years old and consists of 17 different sites within the county, many of which are on water towers that are just not at proper height for propagating the radio signal. The county and the 911 board over the years have been maintaining the system but it is currently at the end of its life cycle. This is causing public safety issues. The new system will consist of 4 sites within the county and is available to all first responders in the county at no cost, with the exception of the purchase of the agencies own radios. The county has been working closely with the GK School District to come to an agreement to utilize a portion of the high school property to erect a new 350' tower for the new radio system. This anticipated location was selected for several reasons, the first being that this location will allow for the needed propagation of the radio signal to be projected to the other three towers strategically located within the county. The other sites are located at the Sheriff's office in Sycamore, a new site on Miller Road and Waterman Road, and in Sandwich on a piece of city owned property. The second reason

was that this location provides access to a fiber network which runs along the Russell Woods Forest Preserve entrance road which will enhance the new radio system.

The new digital system will allow all police and fire agencies to communicate directly with each other with the interference that is often experienced with the current system. This new system will allow for interoperability with other agencies, such as the Illinois State Police, among other police and fire agencies that are already on the digital system. Interoperability is critical when dealing with catastrophic events such as the Fairdale tornado and the NIU shootings. Having the ability to speak directly to an agency is paramount and this new system will allow for school staff to have direct radio access with law enforcement through an app on their smart phone or if the school purchased their own radios.

The current system in Genoa consists of three towers, which are located on a water tower, On a cell communication tower and one on the police department building. If the new tower is built, these three towers will be removed, reducing the sites from three to one. The goal continues to be a safe, reliable, and operationally sound communications system that provides for public and first responder safety.

Don Flick, of Pyramid Consulting out of Indiana, passes out a Radiofrequency (RF) Radiation handout to the guests in attendance. Don is here in place of Terry Burnworth, who was unable to attend due to a scheduling conflict. Don briefly discusses the radiofrequency waves put off by communications towers such as the one they are proposing. A question was asked by a resident what Mr. Flick's credentials and whether or not he had any science or medical background. Mr. Flick responded that he was only a consultant on the project and had no science or medical background.

4. Staff Comments

Michael Cirone asked the petitioners if the communications tower were to be installed how they would be maintained and tested. Mr. Flick was not familiar with the maintenance plan and how often they would be tested. Mr. Scott noted that it would be on a semi-annual basis. Mr. Cirone also asked who would be financing the maintenance plan. Mr. Flick noted that the county would finance this project 100%.

5. Public Comments

Rick Radloff, resident of 409 Preserve Drive, had concerns regarding the microlots in his backyard. Mr. Radloff also asked the petitioners if any environmental impact or radio frequency studies had been done in regards to this project. Mr. Radloff also had concerns regarding the northern long eared bats that are a protected species. Mr. Radloff sited many sites he found on Google advising not putting communications towers near schools. Mr. Radloff also had questions regarding adding additional antennas for profit, lighting concerns, and alternative locations.

Mr. Sullivan responded that they are just in the permit stages and that these studies would be performed once they get the permit.

Mr. Scott responded that the FCC and FAA would not do any studies until the permit process has been completed.

Paul Siksna, resident of 1100 Oakview Lane, had several suggestions including other locations, multiple smaller towers instead of one large one, and directional antennas. Mr. Siksna had concerns about communication if one of the four towers were to be disabled.

Johathon Brust, resident of 611 Stearn Dr, had several concerns including radiation and property values in the Riverbend Subdivision. Mr. Brust also noted that there are fiber connectivity that runs from Genoa through NIU and that due diligence should be done to find a better location for this tower. Mr. Sullivan responded that there is a potential secondary location near Pleasant Hill.

Scott Smith, 406 Preserve Drive, had concerns regarding the ongoing monitoring of the radiation levels if the tower were to be installed. Mr. Scott also had noted a study in which home values had been decreased by 20% once a communications tower had been installed in their neighborhood.

Rachel Lauderdale, 410 Riverbend Drive, had concerns regarding the amount of time that the residents were notified of this communications tower. Ms. Lauderdale also questioned why no other sites were looked into and why the existing towers that are currently in use could not be made higher. Ms. Lauderdale asked the petitioners that live in Sycamore where their towers are placed and if they are near schools. Mr. Sullivan stated that the tower is located on the station building in Sycamore, near several schools.

David Anderson, resident of 211 Winding Trail, questioned whether or not studies on emissivity of skin were conducted. Mr. Anderson would like to see several studies done on health issues and property values. Mr. Anderson is questioning why no other locations were discussed in the planning.

Gordon Jones, 11794 Pebble Beach Dr, asked the petitioners if the primary advantage of this location is that it's free. Mr. Jones questioned if the FCC would hold a public hearing to further discuss this topic. Mr. Jones also had concerns regarding the use of barbed wire and that it's prohibited by the UDO. Mr. Ganek stated that if this project were to pass that the UDO regarding barbed wire would be excused. Mr. Jones also questioned the use of a small diesel generator and its maintenance and what would happen if the tower were to collapse. Mr. Sullivan explained that the tower is self-collapsing and would collapse onto itself.

Ted Aretos, 504 Winding Trail, had concerns regarding the stigma regarding a tower and property values and how it will affect the market.

Laura Kine, 303 Stearn Dr, noted that research has continued for decades without answers as to whether or not radio frequency is harmful. Ms. Kline does not want the high school students to become guinea pigs. Ms. Kline also had questions regarding the noise level of the generator on the property.

Scott Shephard, 1304 Secretariat Drive, questioned how many search rings were performed. Mr. Flick noted that several locations were looked at but that the school location was the best location based on elevation of land and fiber optic connectivity. Mr. Shephard wanted to know why the school wouldn't want to receive revenue for the communications tower.

Pam Hill, 30600 Southwoods Dr, had questions regarding the noise of the generator and the emissions it creates.

6. Close Public Comment- Jennifer Creadon

7. Staff and Plan Commission Questions/Comments- Brian Wallace states he entered this meeting in ignorance and that he's now left knowing things he did not know. Mr. Wallace believes due diligence was not done when looking for other locations.

RECOMMENDATION

Brian Wallace made the motion to not approve the Special use Permit for a Communications Tower at 980 Park Avenue, seconded by Dana Mammoser.

Roll Call Vote:
Jennifer Creadon No
Michael Cirone No
Dana Mammoser No
Robert Moore Absent
Brian Wallace No
Mike Walsh Absent
Kyle Wille Absent
Motion Denied

VII. Old Business – None

VIII. Department Reports – None

IX. Announcements – None

X. Adjournment

Michael Cirone made the motion to adjourn the meeting, seconded by Dana Mammoser.

Roll Call Vote:
Jennifer Creadon Yes
Michael Cirone Yes
Dana Mammoser Yes
Robert Moore Absent
Brian Wallace Yes
Mike Walsh Absent
Kyle Wille Absent
Motion Passed

The meeting was adjourned at 8:45 PM

CITY OF GENOA

Plan Commission

NOTICE

The April 12, 2018 Plan Commission meeting has been cancelled. The next meeting is scheduled for May 10, 2018.

CITY OF GENOA
Plan Commission

Meeting Date – May 10, 2018
7:00 P.M.

Municipal Center Council Chambers

AGENDA

- I. Call to Order
- II. Amendments to the Agenda
- III. Approve Minutes of the March 8, 2018 Plan Commission Meeting
- IV. Public Comment for Items Not Listed on the Agenda
- V. New Business
 - A. **Public Hearing** to consider a request by Imperial Development Company, as petitioner, and Diana Kearney, as property owner, for approval of an amendment to the Planned Unit Development and a final subdivision to allow for a commercial building located on the south side of Route 72, and east of the intersection of Route 72 and Prairie Street. The approval of the amendment to the Planned Unit Development, as requested by the petitioner, is further outlined in the project review report.
 1. Open Public Hearing and Establish Quorum
 2. Staff Comments
 3. Petitioner Comments
 4. Staff and Plan Commission Questions/Comments
 5. Public Comment
 6. Close Public Hearing
 7. Plan Commission Deliberation and Motion on Petition with Findings of Facts
- VI. Old Business
- VII. Department Reports
- VIII. Announcements
- IX. Adjournment

City of Genoa
Plan Commission Minutes
May 10, 2018 7:00 P.M.
Genoa City Hall Council Chambers

Draft
05/10/18

Members Present:

Kyle Wille
Robert Moore
Mike Walsh
Adrienne Costanza

Members Absent:

Jennifer Creadon
Michael Cirone
Brian Wallace

Petitioners

Ty Eishelman

I. Robert Moore called the meeting to order and roll call was taken.

Jennifer Creadon	Absent
Michael Cirone	Absent
Adrienne Costanza	Yes
Robert Moore	Yes
Brian Wallace	Absent
Mike Walsh	Yes
Kyle Wille	Yes

Quorum Present

II. No Amendments to the Agenda.

III. Adrienne Costanza made the motion to approve the minutes of the March 8, 2018 meeting, Mike Walsh seconded.

Roll Call Vote:

Jennifer Creadon	Absent
Michael Cirone	Absent
Adrienne Costanza	Yes
Robert Moore	Yes
Brian Wallace	Absent
Mike Walsh	Yes
Kyle Wille	Obstain

Motion Passed

IV. There were no items from individuals in attendance.

V. New Business

A. **Public Hearing**, to consider a request from Imperial Development Company for a Planned Unit Development Amendment, Final PUD and a subdivision of a part of parcel # 03-29-126-003. The original PUD, which was approved in 2004, was for "Genoa Square", a multi-building commercial development. The request for approval of the Planned Unit Development, as proposed by the petitioners, is further outlined in the project plan review report.

1. The Public Hearing was opened and roll call was taken to establish a quorum.

2. Roll Call
- | | |
|-------------------|---------|
| Jennifer Creadon | Absent |
| Michael Cirone | Absent |
| Adrienne Costanza | Present |
| Robert Moore | Present |
| Brian Wallace | Absent |
| Mike Walsh | Present |
| Kyle Wille | Present |
- Quorum Established

3. Staff Comments

Bill Ganek informed the Commission that the petitioner is proposing an amendment to the PUD and a subdivision of the property that is currently Suburban/Commercial and will remain Suburban/Commercial. The original PUD was approved in 2004, known as “Genoa Square”, a multi-building commercial development. There will also be a proposed dedication of the public right of way known as Commercial Drive which is to be dedicated to the City of Genoa as public right-of-way. As shown in the photos, 3 sides of the building will be constructed of brick, with the south elevation consisting of a tan stucco. Large windows, gooseneck lighting, awnings and a “Dollar General” wall sign with individual letters have been added to enhance the visual aspects of the building.

Mr. Ganek informed the Commission that this commercial property would also provide a positive addition to the City’s economic base and would open up additional opportunities in commercial development.

Mr. Ganek mentions additional conditions pertaining to shopping cart corals, landscaping screening, as opposed to a fence on the western property line, and changes in the dedication language of Commerce Drive. Concerns were also brought up regarding a center median approach as it is not practical and will not help with the traffic flow. It will be eliminated.

4. Petitioner Comments

Ty Eishelman, representative of the Farnsworth Group, who is representing Imperial Development Group, states that they have no objection to any of the cities requirements.

5. Public Comments

James Glass, resident of 741 Watson Drive, states he is opposed to the proposal because it is right behind his house. Mr. Glass’ concerns include noise, bright lights, customers cutting through his yard and speed limits broken. Mr. Glass respectfully submits a petition from residents opposed to the new Dollar General location.

Gordon Jones, resident at 11794 Pebble Beach Drive, had many concerns, including location. Mr. Jones questioned if new jobs will be created with the new Dollar General location. Mr. Jones would like to see cardboard boxes stored in a fenced in garbage area, no outdoor displays (propane, ice machines, pop machines) and transparent windows.

Jennifer Schultz, resident of 745 Watson Drive, has concerns about the location of the proposed Dollar General store.

Todd Merritt, resident of 733 Watson Drive, also has concerns about the location of the new store. Mr. Merritt asked the petitioner how close to the property line would the store be located.

6. Close Public Comment
7. Staff and Plan Commission Questions / Comments- None
8. Plan Commission Motion on Petition

Mike Walsh made the motion, seconded by Adrienne Costanza, to recommend approval of a Preliminary and Final Planned Unit Development for Imperial Development Company, "Dollar General", for the property located on the South side of Route 72 and east of the intersection of Prairie Street and Route 72, with the following Conditions and Finding of Facts as contained in the project review:

Conditions:

1. Documents submitted for consideration and approval by the City of Genoa include:
 - a. Site Plan submitted for the May 10, 2018 Plan Commission Meeting
 - b. Final Plat of Subdivision submitted for the May 10, 2018 Plan Commission Meeting
 - c. Landscaping Plan submitted for the May 10, 2018 Plan Commission Meeting
 - d. Elevation Plan submitted for the May 10, 2018 Plan Commission Meeting
 - e. Site Lighting and Power Plan submitted for the May 10, 2018 Plan Commission Meeting
2. All other City codes and ordinances not otherwise modified by the submitted plans and recommendations for approval will be satisfied.
3. This development is subject to the approval of the Illinois Department of Transportation, City Public Works Director and City Engineer requirements.
4. The City of Genoa is requiring a monument sign rather than a pylon sign. The brick of the monument sign must match the building. The petitioner must apply for a permit from the City of Genoa and comply with all code requirements.
5. The brick of the garbage screening area must match the building.
6. If shopping carts are allowed into the parking area, the City of Genoa is requiring a cart corral be installed at a logical location within the parking lot of the Dollar General.
7. The City of Genoa is requiring that the fence on the western property line be replaced with landscape screening subject to approval by the Development Administrator.
8. The Dedicated Right-of-Way for Commerce Street shall read "Hereby Dedicated to the City of Genoa" with final acceptance subject to approval of the road improvements by the City, which shall be constructed without the center median as shown. Snow removal and maintenance of Commerce Street shall be the responsibility of the owners of the subject property until another development is benefited by access to this portion of Commerce Street.
9. The development is prohibited from the outside display of vending machines and other merchandise, unless appropriately screened as determined by the Development Administrator.

Findings of Fact:

- A. The proposed development will not injure or damage the use, value and enjoyment of surrounding property nor hinder or prevent the development of surrounding property in accordance with the Genoa Comprehensive Plan.

This proposed development is in accordance with the Comprehensive Plan.

- B. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the applicant.

The Developer did not specify a schedule for the single building development. The proposed development plans to begin construction following the City's permitting process.

- C. The entire tract or parcel of land to be occupied by the proposed development shall be held in a single ownership, or if there are two or more owners, the application for such proposed development shall be filed jointly by all such owners.

The subject property is part of a larger PUD. This parcel is subject to the PUD amendment will be under single ownership.

- D. The development plan shall contain such proposed covenants, easements and other provisions relating to the bulk and location of buildings, uses and structures and public facilities as are necessary for the welfare of the Planned Development and are not inconsistent with the best interests of the City. Such covenants, easements and other provisions, when part of the approved final development, may be modified, removed or released only with the consent of the City Council after a public hearing before, and recommendation by the Plan Commission as provided in this Article 4.4.

A utility easement has been provided as well as a deducted right-of-way for a future road.

- E. Sanitary sewers, storm sewers and water supply to service the development are adequate to serve the proposed development and will not reduce existing capacity below that necessary to serve existing developments, or overload local facilities beyond design capacity.

The Director of Public Works has reviewed, provided feedback and deemed the sanitary sewers, storm sewers, and water supply to service the development acceptable.

- F. The location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities is compatible with the surrounding land uses, and any part of a proposed development not used for structures, parking and loading areas, or access ways, is landscaped or otherwise improved.

Parking, lighting and landscaping requirements per the UDO have been met.

- G. The project area is adaptable to unified development and shall have within or through the area no physical features that will tend to destroy the neighborhood or community cohesiveness. There is no minimum project area for Planned Development.

This proposal is the first of future commercial development east along IL Route 72.

- H. The uses permitted in the development are necessary or desirable and the need for such uses is clearly demonstrated by the applicant.

This use is already established in the area, is consistent with the Comprehensive Plan and will increase business and competitiveness in the area.

- I. The dominant land use of the proposed Planned Development is consistent with the recommendations of the Genoa Comprehensive Plan for the area containing the project.

This use is permitted in the Suburban Commercial District. The Comprehensive Plan Future Land Use Plan specifies this parcel to be used for retail/commercial uses.

- J. Any modifications of the standards and specifications of this Ordinance or other regulations that would otherwise be applicable to the site are warranted by the design of the development plan, and the amenities incorporated in it, and are not inconsistent with the public general welfare.

It will be a condition of the PUD Amendment that the UDO requirements are met.

- K. Exceptional landscaping features such as larger caliper, varied species and reduce spacing of trees and additional sodding above the minimum requirements specified in Article 6.6 is provided.

The PUD Amendment meets the landscaping requirements of the UDO with added landscape screening along the western property line.

- L. All proposed streets and driveways are adequate to serve the residents, occupants, visitors or other anticipated traffic of the Planned Development. Entrance points or locations of streets and driveways upon previously existing public roadways shall be subject to the approval of the City, and if applicable, the DeKalb County Highway Department, and the Illinois Department of Transportation. If traffic control devices are required to prevent or relieve hazards or congestion on adjacent streets and the proposed control device is not within the normal or scheduled sequence of installations, the City Council may require, as a condition of approval of a proposed Planned Development, such devices to be provided at the developer's cost.

It will be a condition of the PUD Amendment that the project receive IDOT approval due to the proximity of the property to IL Route 72.

- M. Off-street parking is conveniently accessible to all dwelling units and other uses in the Planned Development. Where appropriate, common driveways, parking areas, walks, and steps to parking and service areas are to be screened through ample use of trees, shrubs, hedges, land forms and walls.

Off-street parking meets the requirements of the UDO and screening requirements have been met.

- N. A pedestrian circulation network is provided.

Onsite walkways are provided.

- O. The Planned Development provides for underground installation of utilities (including electricity and telecommunications) in public ways and private extensions thereof. Provisions shall be made for acceptable design and construction of storm sewer facilities including grading, gutter, piping and treatment of turf to handle storm water, prevent erosion and the formation of dust. Utilities and maintenance of facilities shall be in accordance with the requirements and regulations of the City as set forth in this Ordinance.

Infrastructure and stormwater facilities for this PUD Amendment have been reviewed by the Director of Public Works. Design for these facilities will be subject to approval by the Director of Public Works.

- P. The proposed Planned Development satisfies the applicable objectives as provided in Section 4.4.2.

This PUD Amendment would create a use that is rational and supportive of economic development.

- Q. Existing ponds, creeks, rivers, lakes, wetlands or fens on or adjacent to the Planned Development are enhanced and protected from the development.

No such natural resources are present on this site.

Roll Call Vote:

Jennifer Creadon	Absent
Michael Cirone	Absent
Adrienne Costanza	Yes
Robert Moore	Yes
Brian Wallace	Absent
Mike Walsh	Yes
Kyle Wille	Yes

Recommendation Approved

VII. Old Business – None

VIII. Department Reports – None

IX. Announcements – Mr. Ganek announced that he is requesting a change in date for the next Plan Commission from Thursday, June 14th to Tuesday, June 12th. Members indicated there was no conflict with this date.

X. Adjournment

Kyle Wille made the motion to adjourn the meeting, seconded by Robert Moore.

Roll Call Vote:

Jennifer Creadon	Absent
Michael Cirone	Absent
Adrienne Costanza	Yes
Robert Moore	Yes
Brian Wallace	Absent
Mike Walsh	Yes
Kyle Wille	Yes

Motion Passed

The meeting was adjourned at 7:45PM

CITY OF GENOA

Plan Commission

Meeting Date – June 12, 2018

7:00 P.M.

Municipal Center Council Chambers

AGENDA

- I. Call to Order
- II. Amendments to the Agenda
- III. Approve Minutes of the May 10, 2018 Plan Commission Meeting
- IV. Public Comment for Items Not Listed on the Agenda
- V. New Business
 - A. **Public Hearing** to consider a request by Andrew Volkening and B&V Grant Highway LLC, as property owners, for approval of an amendment to the Planned Unit Development and a final plat of subdivision to allow for a commercial building at 705 East Main Street and 111 Prairie Street, located northwest of the intersection of Route 72 and Prairie Street. The petitioner has also requested a rezoning of the property located at 111 Prairie Street from City Residential to Suburban Commercial. The recommendation of the amendment to the Planned Unit Development, as requested by the petitioner, is further outlined in the project review report.
 1. Open Public Hearing and Establish Quorum
 2. Staff Comments
 3. Petitioner Comments
 4. Staff and Plan Commission Questions/Comments
 5. Public Comment
 6. Close Public Hearing
 7. Plan Commission Deliberation and Motion on Petition with Findings of Facts
- VI. Old Business
- VII. Department Reports
- VIII. Announcements
- IX. Adjournment

City of Genoa
Plan Commission Minutes
June 12, 2018 7:00 P.M.
Genoa City Hall Council Chambers

Draft
06/14/18

Members Present:

Jennifer Creadon
Robert Moore
Michael Cirone
Adrienne Costanza

Members Absent:

Mike Walsh
Kyle Wille
Brian Wallace

Petitioners

Corey Brackmann

Staff:

Cori Ritchie
Bill Ganek
Alyssa Seguss

I. Jennifer Creadon called the meeting to order and roll call was taken.

Jennifer Creadon	Yes
Michael Cirone	Yes
Adrienne Costanza	Yes
Robert Moore	Yes
Brian Wallace	Absent
Mike Walsh	Absent
Kyle Wille	Absent

Quorum Present

II. No Amendments to the Agenda.

III. Adrienne Costanza made the motion to approve the minutes of the March 8, 2018 meeting, Michael Cirone seconded.

Roll Call Vote:

Jennifer Creadon	Obstain
Michael Cirone	Yes
Adrienne Costanza	Yes
Robert Moore	Yes
Brian Wallace	Absent
Mike Walsh	Absent
Kyle Wille	Absent

Motion Passed

IV. There were no items from individuals in attendance.

V. New Business

A. **Public Hearing**, to consider a request by Andrew Volkening and B&V Grant Highway LLC, as property owners, for approval of an amendment to the Planned Unit Development and a final plat of subdivision to allow for a commercial building at 705 East Main Street and 111 Prairie Street, located northwest of the intersection of Route 72 and Prairie Street. The petitioner has also requested rezoning of the property located at 111 Prairie Street from City Residential to Suburban Commercial. The recommendation of the amendment to the Planned Unit Development, as requested by the petitioner, is further outlined in the project review report.

1. The Public Hearing was opened and roll call was taken to establish a quorum.

2. Roll Call

Jennifer Creadon	Present
Michael Cirone	Present
Adrienne Costanza	Present
Robert Moore	Present
Brian Wallace	Absent
Mike Walsh	Absent
Kyle Wille	Absent
Quorum Established	

3. Staff Comments

Bill Ganek informed the Commission that the petitioner is proposing a project at the intersection of Prairie Street and Route 72. This commercial property would consist of two parcels. The parcel located on the Route 72 frontage is currently zoned Suburban Commercial. The parcel located on Prairie Street is currently zoned City Residential, which the petitioner has requested to be rezoned to Suburban Commercial. The petitioner is also requesting to amend the Planned Unit Development for the parcel fronting Route 72 that will also include 111 Prairie Street and has requested a final plat of subdivision to vacate a City Alley and instead provide a Municipal utility easement along the north side of the newly subdivided property and consolidate both mentioned parcels.

Mr. Ganek mentions many conditions including bronze window frames, incorporation of stone to break up the brick on the buildings storefront, gable roofing on all three units, and earth toned awnings. Mr. Ganek is suggesting additional landscaping buffers along the north property and low lying landscaping across the entire frontage for screening purposes. Mr. Ganek cannot speak of the lighting requirements at this time as minimal information was given. It will be a requirement of the petitioner to be consistent with the UDO.

Mr. Ganek also mentions that the proposed parking meets the UDO. There are currently 28 parking spaces, including 1 handicapped parking space, in the proposal. Mr. Ganek is requesting the elimination of a parallel parking space running lengthwise in the rear of the building due to the size of the parallel parking spaces not meeting the UDO requirements. Eliminating a space will allow the petitioner to enlarge the remaining spaces and provide additional landscaping.

One additional condition that was discussed was that the PUD will expire 2 years from the date of the City Council approval if construction has not been substantially completed. The City Council may grant an extension if the owner can justify progress in construction.

4. Petitioner Comments

Corey Brackmann, Brackmann Construction, has spoken with his engineer regarding the conditions listed above and all the conditions will be met. The additional condition regarding the completion of the project is agreed upon as well.

5. Public Comments

Donita Crenshaw, resident at 130 Prairie Street, has concerns regarding the constant traffic that will be generated with the new business. Ms. Crenshaw has concerns that there are currently no curbs or sidewalk on Prairie Street and has safety concerns with the patrons walking to the location. Ms. Crenshaw also has concerns regarding the lighting.

Mr. Ganek responded that an existing sidewalk is on Route 72 and the Staff Report requires a sidewalk on Prairie Street.

6. Close Public Comment

7. Staff and Plan Commission Questions / Comments

Adrienne Costanza inquired about the ADA requirements and whether or not the doors would have an actuator button. Mr. Ganek replied that the building codes would uphold all ADA requirements.

Robert Moore questioned the intensity and wattage of lighting at the location. Mr. Ganek stated that more detail is required on behalf of the petitioner in regards to this question, however, compliance of the UDO on exterior lighting is a condition of approval.

8. Plan Commission Motion on Petition

Mike Walsh made the motion, seconded by Adrienne Costanza, to recommend approval of a Rezoning, an amendment to the Final Planned Unit Development, and a final Plat of Subdivision for a commercial site on Route 72, located at 705 East Main Street with the following Conditions and Finding of Facts as contained in the project review:

Findings of Fact:

- A. The proposed development will not injure or damage the use, value and enjoyment of surrounding property nor hinder or prevent the development of surrounding property in accordance with the Genoa Comprehensive Plan.

This proposed development encourages commercial growth on Route 72.

- B. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the applicant.

The Developer did not specify a schedule for the single building development. The developer/owner plans to begin construction following the City's permitting process.

- C. The entire tract or parcel of land to be occupied by the proposed development shall be held in a single ownership, or if there are two or more owners, the application for such proposed development shall be filed jointly by all such owners.

The tract of land for the proposed development is held by a single partnership who will develop the project together.

- D. The development plan shall contain such proposed covenants, easements and other provisions relating to the bulk and location of buildings, uses and structures and public facilities as are necessary for the welfare of the Planned Development and are not inconsistent with the best interests of the City. Such covenants, easements and other provisions, when part of the approved final development, may be modified, removed or released only with the consent of the City Council after a public hearing before, and recommendation by the Plan Commission as provided in this Article 4.4.

The property owner will be required to maintain the alley on the west side of the property. A municipal utility easement will also be required at the northerly property line.

- E. Sanitary sewers, storm sewers and water supply to service the development are adequate to serve the proposed development and will not reduce existing capacity below that necessary to serve existing developments, or overload local facilities beyond design capacity.

The Director of Public Works has reviewed, provided feedback and deemed the sanitary sewers, and water supply to service the development acceptable. The stormwater control facility along the north property line is designed for the proposed improvements on the property.

- F. The location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities is compatible with the surrounding land uses, and any part of a proposed development not used for structures, parking and loading areas, or access ways, is landscaped or otherwise improved.

Parking, lighting and landscaping will be enhanced pursuant to the Unified Development Ordinance and subject to approval of the Development Administrator.

- G. The project area is adaptable to unified development and shall have within or through the area no physical features that will tend to destroy the neighborhood or community cohesiveness. There is no minimum project area for Planned Development.

The commercial building fronts on Route 72 and is a logical extension of commercial use.

- H. The uses permitted in the development are necessary or desirable and the need for such uses is clearly demonstrated by the applicant.

This proposed use is desirable within the community. Commercial development along Route 72 is also encouraged.

- I. The dominant land use of the proposed Planned Development is consistent with the recommendations of the Genoa Comprehensive Plan for the area containing the project.

This land use was established as part of a PUD in 2005. The PUD amendment will maintain the same zoning in addition to rezoning a residential lot. This development is consistent with the idea of commercial growth east along Route 72.

- J. Any modifications of the standards and specifications of this Ordinance or other regulations that would otherwise be applicable to the site are warranted by the design of the development plan, and the amenities incorporated in it, and are not inconsistent with the public general welfare.

There are some modifications to the Unified Development Ordinance which justify additional enhancements to the architecture, landscaping, and lighting.

- K. Exceptional landscaping features such as larger caliper, varied species and reduce spacing of trees and additional sodding above the minimum requirements specified in Article 6.6 is provided.

The development's landscaping features will be subject to the Development Administrator.

- L. All proposed streets and driveways are adequate to serve the residents, occupants, visitors or other anticipated traffic of the Planned Development. Entrance points or locations of streets and driveways upon previously existing public roadways shall be subject to the approval of the City, and if applicable, the DeKalb County Highway Department, and the Illinois Department of Transportation. If traffic control devices are required to prevent or relieve hazards or congestion on adjacent streets and the proposed control device is not within the normal or scheduled sequence of installations, the City Council may require, as a condition of approval of a proposed Planned Development, such devices to be provided at the developer's cost.

It will be a condition of the PUD Amendment that the project receive IDOT approval due to the proximity of the property to IL Route 72.

- M. Off-street parking is conveniently accessible to all dwelling units and other uses in the Planned Development. Where appropriate, common driveways, parking areas, walks, and steps to parking and service areas are to be screened through ample use of trees, shrubs, hedges, land forms and walls.

Off-street parking and screening requirements will be subject to the approval of the Development Administrator.

- N. A pedestrian circulation network is provided.

It is recommended that sidewalk be added along Prairie Street. Sidewalk is already in place along the north side of Route 72 the length of the property.

- O. The Planned Development provides for underground installation of utilities (including electricity and telecommunications) in public ways and private extensions thereof. Provisions shall be made for acceptable design and construction of storm sewer facilities including grading, gutter, piping and treatment of turf to handle storm water, prevent erosion and the formation of dust. Utilities and maintenance of facilities shall be in accordance with the requirements and regulations of the City as set forth in this Ordinance.

Infrastructure and stormwater facilities for this PUD Amendment have been reviewed by the Director of Public Works. Design for these facilities will be subject to approval by the Director of Public Works.

P. The proposed Planned Development satisfies the applicable objectives as provided in Section 4.4.2.

This PUD Amendment would create a use that is rational and supportive of economic development.

Q. Existing ponds, creeks, rivers, lakes, wetlands or fens on or adjacent to the Planned Development are enhanced and protected from the development.

No such natural resources are present on this site.

Roll Call Vote:

Jennifer Creadon	Yes
Michael Cirone	Yes
Adrienne Costanza	Yes
Robert Moore	Yes
Brian Wallace	Absent
Mike Walsh	Absent
Kyle Wille	Absent

Recommendation Approved

VII. Old Business – None

VIII. Department Reports

Bill Ganek handed out the Development Application Packet to the Plan Commissioners. Mr. Ganek explained how this packet was a tool for staff to help petitioners through the developmental approval process.

IX. Announcements

Mr. Ganek announced that Sunvest Solar, Inc. will be speaking at the next City Council meeting, June 19th. Sunvest Solar, Inc. has petitioned DeKalb County for a special use to build a solar farm west of Genoa on Route 72 and Pleasant Hill Road.

X. Adjournment

Michael Cirone made the motion to adjourn the meeting, seconded by Robert Moore.

Roll Call Vote:

Jennifer Creadon	Yes
Michael Cirone	Yes
Adrienne Costanza	Yes
Robert Moore	Yes
Brian Wallace	Absent

Mike Walsh	Absent
Kyle Wille	Absent
Motion Passed	

The meeting was adjourned at 7:40PM

CITY OF GENOA

Plan Commission

NOTICE

The July 12, 2018 Plan Commission meeting has been cancelled. The next meeting is scheduled for August 9, 2018.

CITY OF GENOA

Plan Commission

Meeting Date – August 9, 2018

7:00 P.M.

Municipal Center Council Chambers

AGENDA

- I. Call to Order
- II. Amendments to the Agenda
- III. Approve Minutes of the June 12, 2018 Plan Commission Meeting
- IV. Public Comment for Items Not Listed on the Agenda
- V. New Business
 - A. **Public Hearing** to consider a request by IBEW Local 196 and NECA Safety and Education Fund, as petitioners, and Chad E. Henry, as property owner, for approval of a Preliminary Planned Unit Development to allow for an Electrical Training Facility, warehouse for heavy construction equipment, and 7 outdoor electrical training yards at 13251 Walnut Street, located between Forest View Drive and Walnut Street along Sycamore Street. The recommendation of the Preliminary Planned Unit Development, as requested by the petitioner, is further outlined in the project review report.
 1. Open Public Hearing and Establish Quorum
 2. Staff Comments
 3. Petitioner Comments
 4. Staff and Plan Commission Questions/Comments
 5. Public Comment
 6. Close Public Hearing
 7. Plan Commission Deliberation and Motion on Petition with Findings of Facts
- VI. Old Business
- VII. Department Reports
- VIII. Announcements
- IX. Adjournment

City of Genoa
Plan Commission Minutes
August 9, 2018 7:00 P.M.
Genoa City Hall Council Chambers

Draft
08/09/18

Members Present:
Jennifer Creadon
Adrienne Costanza
Robert Moore
Mike Walsh

Members Absent:
Michael Cirone
Brian Wallace
Kyle Wille

Petitioners
Ralph Anderson
Eric Patrick
Derek Luetgert

Staff:
Cori Ritchie
Alyssa Seguss
Bill Ganek

I. Jennifer Creadon called the meeting to order and roll call was taken.

Jennifer Creadon	Yes
Michael Cirone	Absent
Adrienne Costanza	Yes
Robert Moore	Yes
Brian Wallace	Absent
Mike Walsh	Yes
Kyle Wille	Absent

Quorum Present

II. No Amendments to the Agenda.

III. Mike Walsh made the motion to approve the minutes of the June 12, 2018 meeting, Adrienne Costanza seconded.

Roll Call Vote:

Jennifer Creadon	Yes
Michael Cirone	Absent
Adrienne Costanza	Yes
Robert Moore	Yes
Brian Wallace	Absent
Mike Walsh	Yes
Kyle Wille	Absent

Motion Passed

IV. There were no items from individuals in attendance.

V. New Business

A. **Public Hearing**, to consider a request by the IBEW and NECA for approval of a Preliminary Planned Unit Development for an Electrical Training Facility, warehouse for heavy construction equipment, and 7 outdoor electrical training yards, located at 13251 Walnut Street.

1. The Public Hearing was opened and roll call was taken to establish a quorum.

2. Roll Call

Jennifer Creadon	Present
Michael Cirone	Absent
Adrienne Costanza	Present
Robert Moore	Present
Brian Wallace	Absent
Mike Walsh	Present
Kyle Wille	Absent
Quorum Established	

3. Staff Comments

Bill Ganek informed the Commission that the petitioner is proposing a project at the intersection between Forest View Drive and Walnut Street along Sycamore Street. This project would be a 3 phased project that will develop as the need for services increases.

Mr. Ganek states that phase one would include the removal of all structures on the property (house, corn crib, silo, etc.) with the exception of the two most westerly barns. The two barns will be equipped with a handicapped entrance/exit and will undergo some cosmetic changes, such as painting and adding windows. At this time the majority of the paved surfaces will also be removed. All five outdoor training yards will be completed in this phase as well. Phase two will consist of the building of a 3,600 square foot building for administration and additional classrooms, as well as an expanded parking lot. Phase 3 would include an expansion to the administrative building, further expansion of the parking lot and an additional sign at the access off of Walnut Street.

As for parking, the petitioner has satisfied the required amount of spaces. The landscaping, parking lot lighting and security will be a part of the Final Planned Unit Development.

4. Petitioner Comments

Ralph Anderson, Daugherty Law Firm, started off by showing a video that depicts a training facility in Ohio that is similar (but on a larger scale) to the one they are proposing here in Genoa. Mr. Anderson states that this facility will serve 14 counties in the Iowa, Illinois and Wisconsin area. Mr. Anderson notes that the majority of the training vehicles will be small utility vehicles (skid loaders, bucket trucks) and that the noise from such vehicles should be minimal. He also states that the tree screening should alleviate the noise level to that of a lawn mower.

Plan Commissioner Creadon asked if the outdoor training yard will be “green” or gravel, what the hours of operation were going to be and if they would be willing to work to control the noise level. Mr. Anderson replied that they planned on keeping the training yard “green”, except for a gravel base for the crane training yard, the hours of operation were going to be 8-4:30-5:00 and they would be willing to work to control the noise.

Plan Commissioner Walsh asked the petitioner how many employees would be staffed at the training facility. Mr. Anderson replied 5-7 people.
Eric Patrick, IBEW 196, states at 60-65% of the training will be indoors.

5. Public Comments

Residents Devin Cinatl and Linda Cuddihy, 13475 Derby Line Rd, spoke of concerns of the amount of traffic, and types of vehicles driving to the facility, traffic on that corner of Walnut Street and Sycamore Street, as well as noise concerns. They suggested the addition of either a traffic light or a 3 way stop. Mr. Anderson stated that the utility vehicles will be stored at the facility and that they won't be driving back and forth. Mr. Ganek replied that this issue will be brought up with the police department and that they will look into whether or not a stop sign is viable. The placement of stop signs must meet warrants recommended by the State.

Steve Nelson, representative for Walnut Daycare, had noise concerns as well, in addition to a "fall zone" regarding any potential cranes or large equipment. Mr. Nelson also expressed his concerns regarding the road extension and requested something in writing that Walnut Daycare would still be allowed access to the daycare via Walnut Street. Mr. Anderson stated he was confident that they could get the approved access in writing.

Carolyn McIntyre, 916 N Oak Creek Dr, stated that she thought this was a great opportunity for the City of Genoa. She was very excited that the students and employees would be utilizing the businesses in town (gas stations, restaurants, beauty salons).

Joy Schoester, 13470 Derby Line Road, questioned why IBEW and NECA chose Genoa as a potential site for their training facility. Ms. Schoester asked why there were so many other training facilities nearby, some of which are vacant, and why they needed additional facilities. Mr. Anderson stated that they have no affiliation with the other facilities.

Karen Stuehler, 167 Harmony Road, had concerns regarding live wires, and the noise levels during the daytime. Mr. Patrick stated that there will be no live wires present on the outdoor training facility.

6. Close Public Comment

7. Staff and Plan Commission Questions / Comments

Robert Moore asked the petitioners if there would be any onsite fuel on the property. Mr. Patrick said it not likely. Mr. Moore also questioned whether there would be security around the perimeter. Mr. Patrick stated that that will be considered during the final submittal process.

Bill Ganek noted an additional condition to amend the motion to include the documentation to allow Walnut Daycare to have continued access to their facility via the Walnut Street access.

8. Plan Commission Motion on Petition

Robert Moore made the motion, seconded by Adrienne Costanza, to recommend approval of a preliminary Planned Unit Development to allow for an Electrical Training Facility, warehouse for heavy construction equipment, and 7 outdoor electrical training yards at 13251 Walnut Street, with the following Conditions and Finding of Facts as contained in the project review:

Conditions:

1. Documents submitted for the August 9th Plan Commission meeting for consideration and approval and as modified by the conditions herein by the City of Genoa include:
 - a. Training Facility Report, Lisa Sharp, July 6, 2018
 - b. Concept Floor Plan (A1), Lisa Sharp, July 6, 2018
 - c. Exterior Elevation (A2 and A3), Lisa Sharp, July 6, 2018
 - d. Exterior Sign (A4), Lisa Sharp, July 6, 2018
 - e. IBEW Training Facility Phase 1-3, Wendler, July 6, 2018
 - f. Existing Condition and Demo. Plan, Wendler, July 6, 2018
2. All other City Codes and ordinances not otherwise modified by the submitted plans and recommendations for approval will be satisfied.
3. This development is subject to the final approval of the City Public Works Director and City Engineer requirements.
4. The monument signs must be constructed of full depth face stone for both the sign and those areas of the stone façade on the administration building. The petitioner must apply for a permit from the City of Genoa and comply with all code requirements.
5. Consideration at Final Planned Unit Development Would Include:
 - a. Timing of the Phases
 - b. Detailed Landscaping Plans
 - c. Any changes to Architectural and Façade Improvements
 - d. Detailed storm water, water, sewer utilities
 - e. Documentation of an agreement allowing vehicle access to the adjacent daycare facility
 - f. Site Lighting and Security
 - g. Hours of outdoor equipment usage

Findings of Fact:

- A. The proposed development will not injure or damage the use, value and enjoyment of surrounding property nor hinder or prevent the development of surrounding property in accordance with the Genoa Comprehensive Plan.

Meets Meets with Conditions Does not Meet Not applicable

- B. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the applicant.

Meets Meets with Conditions Does not Meet Not applicable

- C. The entire tract or parcel of land to be occupied by the proposed development shall be held in a single ownership, or if there are two or more owners, the application for such proposed development shall be filed jointly by all such owners.

Meets Meets with Conditions Does not Meet Not applicable

- D. The development plan shall contain such proposed covenants, easements and other provisions relating to the bulk and location of buildings, uses and structures and public facilities as are necessary for the welfare of the Planned Development and are not inconsistent with the best interests of the City. Such covenants, easements and other provisions, when part of the approved final development, may be modified, removed or released only with the consent of the City Council after a public hearing before, and recommendation by the Plan Commission as provided in this Article 4.4.

Meets Meets with Conditions Does not Meet Not applicable

- E. Sanitary sewers, storm sewers and water supply to service the development are adequate to serve the proposed development and will not reduce existing capacity below that necessary to serve existing developments, or overload local facilities beyond design capacity.

Meets Meets with Conditions Does not Meet Not applicable

- F. The location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities is compatible with the surrounding land uses, and any part of a proposed development not used for structures, parking and loading areas, or access ways, is landscaped or otherwise improved.

Meets Meets with Conditions Does not Meet Not applicable

- G. The project area is adaptable to unified development and shall have within or through the area no physical features that will tend to destroy the neighborhood or community cohesiveness. There is no minimum project area for Planned Development.

Meets Meets with Conditions Does not Meet Not applicable

- H. The uses permitted in the development are necessary or desirable and the need for such uses is clearly demonstrated by the applicant.

Meets Meets with Conditions Does not Meet Not applicable

- I. The dominant land use of the proposed Planned Development is consistent with the recommendations of the Genoa Comprehensive Plan for the area containing the project.

Meets Meets with Conditions Does not Meet Not applicable

J. Any modifications of the standards and specifications of this Ordinance or other regulations that would otherwise be applicable to the site are warranted by the design of the development plan, and the amenities incorporated in it, and are not inconsistent with the public general welfare.

Meets Meets with Conditions Does not Meet Not applicable

K. Exceptional landscaping features such as larger caliper, varied species and reduce spacing of trees and additional sodding above the minimum requirements specified in Article 6.6 is provided.

Meets Meets with Conditions Does not Meet Not applicable

L. All proposed streets and driveways are adequate to serve the residents, occupants, visitors or other anticipated traffic of the Planned Development. Entrance points or locations of streets and driveways upon previously existing public roadways shall be subject to the approval of the City, and if applicable, the DeKalb County Highway Department, and the Illinois Department of Transportation. If traffic control devices are required to prevent or relieve hazards or congestion on adjacent streets and the proposed control device is not within the normal or scheduled sequence of installations, the City Council may require, as a condition of approval of a proposed Planned Development, such devices to be provided at the developer's cost.

Meets Meets with Conditions Does not Meet Not applicable

M. Off-street parking is conveniently accessible to all dwelling units and other uses in the Planned Development. Where appropriate, common driveways, parking areas, walks, and steps to parking and service areas are to be screened through ample use of trees, shrubs, hedges, land forms and walls.

Meets Meets with Conditions Does not Meet Not applicable

N. A pedestrian circulation network is provided.

Meets Meets with Conditions Does not Meet Not applicable

O. The Planned Development provides for underground installation of utilities (including electricity and telecommunications) in public ways and private extensions thereof. Provisions shall be made for acceptable design and construction of storm sewer facilities including grading, gutter, piping and treatment of turf to handle storm water, prevent erosion and the formation of dust. Utilities and maintenance of facilities shall be in accordance with the requirements and regulations of the City as set forth in this Ordinance.

Meets Meets with Conditions Does not Meet Not applicable

P. The proposed Planned Development satisfies the applicable objectives as provided in Section 4.4.2.

Meets Meets with Conditions Does not Meet Not applicable

Q. Existing ponds, creeks, rivers, lakes, wetlands or fens on or adjacent to the Planned Development are enhanced and protected from the development.

Meets Meets with Conditions Does not Meet Not applicable

Roll Call Vote:

Jennifer Creadon	Yes
Michael Cirone	Absent
Adrienne Costanza	Yes
Robert Moore	Yes
Brian Wallace	Absent
Mike Walsh	Yes
Kyle Wille	Absent

Recommendation Approved

VII. Old Business – None

VIII. Department Reports

IX. Announcements

Bill Ganek stated that the solar farm was passed through the County.

Mr. Ganek also asked the Plan Commission members if they would be available to attend Plan Commission meeting on September 20th instead of September 13th. All members in attendance said yes.

X. Adjournment

Adrienne Costanza made the motion to adjourn the meeting, seconded by Robert Moore.

Roll Call Vote:

Jennifer Creadon	Yes
Michael Cirone	Absent
Adrienne Costanza	Yes
Robert Moore	Yes
Brian Wallace	Absent
Mike Walsh	Yes
Kyle Wille	Absent

Motion Passed

The meeting was adjourned at 8:20PM

CITY OF GENOA

Plan Commission

Meeting Date – September 20, 2018
7:00 P.M.
Municipal Center Council Chambers

AGENDA

- I. Call to Order
- II. Amendments to the Agenda
- III. Approve Minutes of the August 9, 2018 Plan Commission Meeting
- IV. Public Comment for Items Not Listed on the Agenda
- V. New Business
 - A. **Public Hearing** to consider a request by By Grainger, as petitioner, and BMO Harris Bank, as property owner, for approval of an amendment to the Final Planned Unit Development for Units 4, part of 5, and 6 and an amendment to the Final Plat of Subdivision for Units 4, part of 5, and 6 of the Riverbend Subdivision. The recommendation of the amendment to the Final Planned Unit Development and amendment to the Final Plat of Subdivision, as requested by the petitioner, is further outlined in the project review report.
 1. Open Public Hearing and Establish Quorum
 2. Staff Comments
 3. Petitioner Comments
 4. Staff and Plan Commission Questions/Comments
 5. Public Comment
 6. Close Public Hearing
 7. Plan Commission Deliberation and Motion on Petition with Findings of Facts
- VI. Old Business
- VII. Department Reports
- VIII. Announcements
- IX. Adjournment

City of Genoa
Plan Commission Minutes
September 20, 2018 7:00 P.M.
Genoa City Hall Council Chambers

Draft
9/20/18

Members Present:
Michael Cirone
Jennifer Creadon
Adrienne Costanza
Robert Moore
Mike Walsh
Kyle Wille

Members Absent:
Brian Wallace

Petitioners
Brian Grainger

Staff:
Cori Ritchie
Alyssa Seguss
Bill Ganek

I. Jennifer Creadon called the meeting to order and roll call was taken.

Jennifer Creadon	Yes
Michael Cirone	Yes
Adrienne Costanza	Yes
Robert Moore	Yes
Brian Wallace	Absent
Mike Walsh	Yes
Kyle Wille	Yes

Quorum Present

II. No Amendments to the Agenda.

III. Robert Moore made the motion to approve the minutes of the August 9, 2018 meeting, Michael Cirone seconded.

Roll Call Vote:

Jennifer Creadon	Yes
Michael Cirone	Yes
Adrienne Costanza	Yes
Robert Moore	Yes
Brian Wallace	Absent
Mike Walsh	Yes
Kyle Wille	Yes

Motion Passed

IV. There were no items from individuals in attendance.

V. New Business- None

A. **Public Hearing**, to consider a request by By Grainger, as petitioner, and BMO Harris Bank, as property owner, for approval of an amendment to the Final Planned Unit Development for Units 4, part of 5, and 6 and an amendment to the Final Plat of Subdivision for Units 4 and 6 of the

Riverbend Subdivision. The recommendation of the amendment to the Final Planned Unit Development and the amendment to the Final Plat of Subdivision, as requested by the petitioner, is further outlined in the project review report.

1. The Public Hearing was opened and roll call was taken to establish a quorum.

2. Roll Call

Jennifer Creadon	Present
Michael Cirone	Present
Adrienne Costanza	Present
Robert Moore	Present
Brian Wallace	Absent
Mike Walsh	Present
Kyle Wille	Present
Quorum Established	

3. Staff Comments

Bill Ganek informed the Commission that the petitioner is proposing a project located South of Route 72, within the Riverbend Subdivision. The petitioner, By Grainger, as contract purchaser, and BMO Harris Bank, as property owner, are petitioning for an amendment to the final PUD for Units 4, part of 5 and 6 within the Riverbend Subdivision, as well as an amendment to the Final Plat of Subdivision for Units 4 and 6.

By Grainger has petitioned for this project to create an age restricted (55+) area in both Units 4 & 6. The proposed Unit 5 PUD amendment is to allow for a clubhouse at the corner of Winding Trail and Riverbend Drive within a portion of Unit 5 for use of the residents living in the age restricted areas of Units 4 & 6. The remaining single family vacant lots would be developed under the existing approved plans and the commercial lots south of Route 72 would remain as originally platted and will likely be subject to a future PUD review.

Unit 4 was originally intended to be an age restricted area under the original PUD with 102 units, however, due to changes in the type of homes, it's now proposed to be 115 all brick, small ranch townhomes. These homes would be under single ownership and renter occupied for residents who are 55 and older. An association and management company would manage and maintain these properties.

Unit 6 contains zero occupied lots and incomplete infrastructure. Previously, Unit 6 was platted for 53 single family homes. Grainger is proposing an additional age restricted area with 60 owner occupied townhomes under a condominium association. The proposal leaves 12 single family lots in this unit, which are currently under a defunct LLC. Within this unit, a portion of Stearn Drive as well as a portion of Angler Lane would be required to be vacated for the proposed layout of Unit 6. Grainger also plans to provide landscape screening between the single family homes and the age restricted housing.

A lot in Unit 5 is for a proposed clubhouse which would connect Units 4 & 6. This clubhouse would be for the residents of the age restricted units. Three lots near the clubhouse would provide space for parking for the residents who use the clubhouse.

4. Petitioner Comments

Brian Grainger, the representative for By Grainger, LLC, the petitioner, started off by showing a slideshow of what his proposed townhomes, condos and the clubhouse would look like. Mr. Grainger noted that all homes would have a zero step entrance, universal design, and would have an all-inclusive exterior maintenance. The condos would start at approximately \$200,000 with additional association fees. The independent living townhomes would run approximately \$1450 per month with a down payment of \$10,000-\$15,000. The proposed clubhouse would have a community room, a kitchen, a swimming pool and a fitness center.

Mr. Grainger noted that most of the proposed lots do not currently generate a tax bill. According to his calculations, the City of Genoa currently receives about \$4,500 per year in property taxes for the vacant lots in the Riverbend Subdivision. After the proposed development is completed, it would generate approximately \$1.8 million dollars, of which the GK school district would receive \$1 million dollars and the fire department would receive \$85,000 per year.

5. Public Comments

Resident, Mark Stoll, 101 Winding Trail, had questions in regards to 9 lots that were still undeveloped by his home.

Dave Tierney, 311 Stearn Drive, had questions regarding the flow of construction traffic in the Riverbend Subdivision.

Wanda Petersen, 610 Stearn Drive, had concerns about where the construction equipment would be stored during the construction, if there would be roadblocks on Winding Trail and Stearn and the possibility of existing home prices lowering due to a 55+ community moving in.

Dina Fowler, 612 Stearn Drive, had concerns with the cohesiveness of a single family home vs a senior community. Ms. Fowler also inquired about the east end of Winding Trail and Stearn Drive and the increased traffic.

Randy Gauger, 2186 Waterbury Ln E, Sycamore, stated that he is currently a resident of Somerset Farms and feels it is a safe and secure area and that neighbors look out for one another. Mr. Gauger also mentioned that he has not noticed any additional EMS services since he's moved into the 55+ community. Mr. Gauger informed the audience to not stereotype the older community.

Rick Radloff, 409 Preserve Drive, made the statement that the school district will never get school funds with the 55+ community and that the cities of Genoa, Kingston and Kirkland only have one ambulance. Mr. Radloff is concerned that with

the 6-8 calls per day already that the EMS service will be overwhelmed and arrival time will be delayed greatly with the addition of the senior community moving in.

Gordon Jones, 11784 Pebble Beach Drive, had concerns in regards to the rescue squad dealing with Riverbend and if there is sufficient space for the EMS to get back into the subdivision.

Victor Young, 412 Riverbend Drive, had concerns about the declining enrollment at our local schools and how the senior community will play into that. Mr. Young also had questions about senior tax breaks and decreasing property values because of the 55+ community.

George Lifka, 213 Stearn Drive, stated that he'd worked in construction for years and that the general contractor will take care of the conditions of the roads during construction. Mr. Lifka stated that he would like to keep the same good quality of the EMS services once the senior community moved in.

John Faulhauber, 113 Winding Trail, had concerns with there being no exits on the South side of the subdivision and whether or not the City of Genoa had enough water/wastewater capacity to handle this new subdivision.

Tara Russo, 1701 E. Lincoln Hwy, DeKalb, is an employee of DeKalb County Elder Care Services. Ms. Russo states that the senior population is already living in the community and that we should be taking care of our senior population and these types of communities. Ms. Russo stated that this development is a nice option as opposed to a nursing home or subsidized housing.

There were also a few random questions from the audience who did not state their names. They included the proposed start date, the length of the buildout, and if By Grainger would be using local realtors and whether the homes would be built at once or on an as needed basis.

Bruce Kowlowski, Chief of the Genoa-Kingston Fire District, stated that he did not believe that this proposed age restricted development would burden the department. There are currently 3 ambulances and approximately 48 full, part-time and on-call firefighters, EMT's and paramedics on staff that cover over a 77 square mile area. In 2017 there were 927 calls sent to the G-K Fire District with an average of 8 minutes arrival from first notification to onsite. Of those 927 calls, only 5 required mutual aid. According to Mr. Kowlowski mutual aid is used by every community at one time or another.

Brian Grainger answered the questions listed above. As for the construction traffic, it will be managed well. They plan on using Stearn Drive as their access point to the construction site and the street will be maintained by an on-site street sweeper. As for the declining enrollment and the potential lack of lots in Riverbend due to the proposed senior development, there are still several lots available for sale in Riverbend, as well as 70 lots available in Derby Estates and Oak Creek Estates. (The correct amount of available lots is actually 59.) As for the questions regarding the cohesiveness of the single family homes and the senior community, there will be landscaping screening between the units. To address questions regarding traffic,

Grainger explained that typically a senior driver drives six times less than any other aged driver and they also only typically have one vehicle. This fact also pertains to the question regarding the amount of potential new residents of the Riverbend subdivision. With the increased number of condos and townhomes (compared to what the units were originally platted for) in question, there is typically one or two residents per home. Single family homes would create a much larger population. That should eliminate the concern of increased traffic due to the senior population. In regards to the proposed start date, Mr. Grainger hopes to start construction in the spring of 2019 over a 5-7 year timespan. There would be some homes built on demand and other homes prebuilt. Mr. Grainger hoped to cooperate with all realtors. Mr. Grainger also responded to the question regarding how home values will be effected with saying that in the 5 ½ years since he's built his other age restricted housing unit in Sycamore, home values have increased by approximately \$25,000.

As for the question pertaining to the increase of EMS services, a large amount of calls are due to falls in the home. With eliminating hazards, such as steps, and the handicapped accessible bathrooms, the calls will be minimized. There was also some concern about the layout of the proposed subdivision and the ability for first responders to navigate through Riverbend. Mr. Kowlowski stated that the majority of the department lives within city limits. There is also an app on the call log which directs them to the location if needed.

As for the sanitary and water services, Bill Ganek responded that per Rich Gentile, the Public Works Director, our current system is able to handle the increase in homes.

6. Close Public Comment

7. Staff and Plan Commission Questions / Comments

Robert Moore asked if there were any setback changes as the amount of homes increased for the proposed project. Mr. Grainger replied that there are more homes due to the units themselves being a little smaller than previously proposed. Mr. Ganek replied that the setbacks remain as is from the original PUD.

8. Plan Commission Motion on Petition

Mike Walsh made the motion, seconded by Michael Cirone, to recommend approval of an amendment to the Final Planned Unit Development for Units 4, part of 5, and 6 and an amendment to the Final Plat of Subdivision for Units 4, part of 5, and 6 of the Riverbend Subdivision. The recommendation of the amendment to the Final Planned Unit Development and the amendment to the Final Plat of Subdivision, as requested by the petitioner, with the following Conditions and Finding of Facts as contained in the project review:

CONDITIONS:

1. Documents submitted for the September 20th Plan Commission meeting for consideration and approval and as modified by the conditions herein by the City of Genoa include:
 - Narrative of Project, Brian Grainger, August 23, 2018
 - Land Plan, HRGreen, August 15, 2018
 - Replat of Unit Four, C.E.S., July 11, 2018
 - Replat of Unit Six, C.E.S. July 11, 2018
 - Independent Living Rental Units Color Rendering, July 11, 2018
 - 55+ Ranch Condo/Townhome Units Example, July 11, 2018
 - Clubhouse Example, July 11, 2018
 - Clubhouse and “out lots” Location Exhibit A and Exhibit B
 - Sign Rendering September 12, 2018
 - Proposed Plat of Vacation for a portion of Stearn Drive and Angler Lane September 13, 2018
2. All other City Codes and ordinances not otherwise modified by the submitted plans and recommendations for approval will be satisfied.
3. This development is subject to the final approval of the City Public Works Director and City Engineer requirements.
4. Maintenance of the monument signs and all common areas will be the responsibility of the HOA or property owners of the age restricted units. An SSA should be established as a financial backup for failure to maintain these areas.
5. All streets shall have sidewalks and/or walking paths pursuant to the U.D.O.
6. If there is proposed on-street parking, maintenance of on-street parking spaces is the responsibility of the HOA.
7. Screening, architecture, and parking for all newly developed areas will be subject to the approval of the Development Administrator.
8. The Riverbend monument sign at the intersection of Route 72 and Market Street must be repaired and maintained by the developer.
9. A Development Agreement will address all public improvements for the Riverbend Subdivision.
10. Covenants for both senior housing communities shall be submitted to the City Attorney and City Staff for approval.
11. Any changes to this PUD must follow the PUD amendment process before the Plan Commission and City Council.

PROPOSED FINDINGS OF FACT:

- A. The proposed development will not injure or damage the use, value and enjoyment of surrounding property nor hinder or prevent the development of surrounding property in accordance with the Genoa Comprehensive Plan.

Meets Meets with Conditions Does not Meet Not applicable

- B. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the applicant.

Meets Meets with Conditions Does not Meet Not applicable

The timeline for buildout will depend on market factors.

C. The entire tract or parcel of land to be occupied by the proposed development shall be held in a single ownership, or if there are two or more owners, the application for such proposed development shall be filed jointly by all such owners.

Meets Meets with Conditions Does not Meet Not applicable

D. The development plan shall contain such proposed covenants, easements and other provisions relating to the bulk and location of buildings, uses and structures and public facilities as are necessary for the welfare of the Planned Development and are not inconsistent with the best interests of the City. Such covenants, easements and other provisions, when part of the approved final development, may be modified, removed or released only with the consent of the City Council after a public hearing before, and recommendation by the Plan Commission as provided in this Article 4.4.

Meets Meets with Conditions Does not Meet Not applicable

E. Sanitary sewers, storm sewers and water supply to service the development are adequate to serve the proposed development and will not reduce existing capacity below that necessary to serve existing developments, or overload local facilities beyond design capacity.

Meets Meets with Conditions Does not Meet Not applicable

F. The location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities is compatible with the surrounding land uses, and any part of a proposed development not used for structures, parking and loading areas, or access ways, is landscaped or otherwise improved.

Meets Meets with Conditions Does not Meet Not applicable

This requirement would be satisfied with conditions 7 and 9.

G. The project area is adaptable to unified development and shall have within or through the area no physical features that will tend to destroy the neighborhood or community cohesiveness. There is no minimum project area for Planned Development.

Meets Meets with Conditions Does not Meet Not applicable

H. The uses permitted in the development are necessary or desirable and the need for such uses is clearly demonstrated by the applicant.

Meets Meets with Conditions Does not Meet Not applicable

I. The dominant land use of the proposed Planned Development is consistent with the recommendations of the Genoa Comprehensive Plan for the area containing the project.

Meets Meets with Conditions Does not Meet Not applicable

J. Any modifications of the standards and specifications of this Ordinance or other regulations that would otherwise be applicable to the site are warranted by the design of the development plan, and the amenities incorporated in it, and are not inconsistent with the public general welfare.

Meets Meets with Conditions Does not Meet Not applicable

K. Exceptional landscaping features such as larger caliper, varied species and reduce spacing of trees and additional sodding above the minimum requirements specified in Article 6.6 is provided.

Meets Meets with Conditions Does not Meet Not applicable

A landscape plan must be approved by the City (Condition 7 and 9).

L. All proposed streets and driveways are adequate to serve the residents, occupants, visitors or other anticipated traffic of the Planned Development. Entrance points or locations of streets and driveways upon previously existing public roadways shall be subject to the approval of the City, and if applicable, the DeKalb County Highway Department, and the Illinois Department of Transportation. If traffic control devices are required to prevent or relieve hazards or congestion on adjacent streets and the proposed control device is not within the normal or scheduled sequence of installations, the City Council may require, as a condition of approval of a proposed Planned Development, such devices to be provided at the developer's cost.

Meets Meets with Conditions Does not Meet Not applicable

M. Off-street parking is conveniently accessible to all dwelling units and other uses in the Planned Development. Where appropriate, common driveways, parking areas, walks, and steps to parking and service areas are to be screened through ample use of trees, shrubs, hedges, land forms and walls.

Meets Meets with Conditions Does not Meet Not applicable

Condition 7 will address this requirement.

N. A pedestrian circulation network is provided.

Meets Meets with Conditions Does not Meet Not applicable

Conditions 5 and 9 will address this requirement.

O. The Planned Development provides for underground installation of utilities (including electricity and telecommunications) in public ways and private extensions thereof. Provisions shall be made for acceptable design and construction of storm sewer facilities including grading, gutter, piping and treatment of turf to handle storm water, prevent erosion and the formation of dust. Utilities and maintenance of facilities shall be in accordance with the requirements and regulations of the City as set forth in this Ordinance.

Meets Meets with Conditions Does not Meet Not applicable

P. The proposed Planned Development satisfies the applicable objectives as provided in Section 4.4.2.

Meets Meets with Conditions Does not Meet Not applicable

Conditions 1, 2, 3, 5, 7, and 9 will address this requirement.

Q. Existing ponds, creeks, rivers, lakes, wetlands or fens on or adjacent to the Planned Development are enhanced and protected from the development.

Meets Meets with Conditions Does not Meet Not applicable

Condition 9 will address this requirement

Roll Call Vote:

Jennifer Creadon	Yes
Michael Cirone	Yes
Adrienne Costanza	Yes
Robert Moore	Yes
Brian Wallace	Absent
Mike Walsh	Yes
Kyle Wille	Yes

Recommendation Approved

VII. Old Business – None

VIII. Department Reports

IX. Announcements

X. Adjournment

Mike Walsh made the motion to adjourn the meeting, seconded by Michael Cirone.

Roll Call Vote:

Jennifer Creadon	Yes
Michael Cirone	Yes
Adrienne Costanza	Yes
Robert Moore	Yes
Brian Wallace	Absent
Mike Walsh	Yes
Kyle Wille	Yes

Motion Passed

The meeting was adjourned at 8:50PM

CITY OF GENOA

Plan Commission

NOTICE

The October 11, 2018 Plan Commission meeting has been cancelled.
The next meeting is scheduled for November 8, 2018.

CITY OF GENOA

Plan Commission

NOTICE

The November 8, 2018 Plan Commission meeting has been cancelled.
The next meeting is scheduled for December 13, 2018.

CITY OF GENOA

Plan Commission

NOTICE

The December 13, 2018 Plan Commission meeting has been cancelled.
The next meeting is scheduled for January 10, 2019.