

City of Genoa
Plan Commission Minutes
January 10, 2109 7:00 P.M.
Genoa City Hall Council Chambers

Draft
1/10/19

Members Present:

Michael Cirone
Jennifer Creadon
Adrienne Costanza
Brian Wallace
Mike Walsh
Kyle Wille

Members Absent:

Robert Moore

Petitioners

IBEW Local 196
NECA Safety and Ed. Fund

Staff:

Alyssa Seguss

I. Jennifer Creadon called the meeting to order at 7:03 PM and roll call was taken.

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

Quorum Present

II. No Amendments to the Agenda.

III. Michael Cirone made the motion to approve the minutes of the September 20, 2018 meeting, Kyle Wille seconded.

Roll Call Vote:

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

Motion Passed

IV. There were no items from individuals in attendance.

V. New Business

- A. Consideration of 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 Final Planned Unit Development to allow for an Electrical Training Facility, warehouse for construction equipment, and 7 outdoor electrical training yards at 13251 Walnut Street (Newly addressed as 515 Forest View Drive), located between Forest View Drive and Walnut Street along Sycamore Street and

approval of a preliminary and final plat of subdivision, identified as IBEW No. 196 Subdivision P.U.D.

- B. Alyssa Seguss informed the commission that the petitioners are proposing a project located between Walnut Street and Forest View Drive along Sycamore Street. The petitioners are requesting a final planned unit development in the suburban commercial zoning district for an electrical training facility, warehouse for construction equipment, and 7 outdoor training yards. The petitioners have also requested approval of a preliminary and final plat of subdivision.

A public hearing for preliminary approval of this project was held on August 9, 2018. The plan commission previously considered and unanimously recommended approval of a preliminary planned unit development on the conditions that architecture, landscaping, and engineering would be considered at final approval. The petitioners have fully addressed the concerns presented by the Commission as part of their final planned unit development application submittal.

The petitioners have clarified that phase 2 of 3 of the project is estimated to begin within 2 years. The petitioners have also clarified the hours of operation that are in compliance with the City's Municipal Code noise ordinance. The petitioners have also granted the adjacent daycare a permanent easement agreement, which was a concern at preliminary approval. Site lighting, security, storm water drainage and sewer utilities have all been reviewed by Staff and are acceptable.

The City's Arborist has requested that the landscaping be diversified along the lot lines and Staff has requested that additional landscape screening be provided along Sycamore Street. Staff is also recommending a condition pertaining to the installation of a sidewalk along both Forest View Drive and Sycamore Street in which details would be worked out with the Director of Public Works in relation to engineering and future development of the City.

C. Petitioner Comments

Mr. Rolf Anderson, the legal counsel representing the petitioners, thanked the City and the Plan Commission for their consideration and cooperation throughout this planning process. Mr. Anderson stated that the petitioners look forward to working in the Genoa community and being good neighbors.

D. Staff and Plan Commission Questions / Comments

Jennifer Creadon asked for clarification of a comment made in the application packet that states that the roof of Barn 2, which is shingled, would either be repainted or reroofed. Creadon asked the petitioners if they planned to paint shingles. The petitioners responded that the roof would either be repaired or reroofed.

E. Plan Commission Motion on Petition

Michael Cirone made the motion, seconded by Adrienne Costanza to recommend approval of an Final Planned Unit Development to allow for an Electrical Training Facility, warehouse for construction equipment, and 7 outdoor electrical training yards at 13251 Walnut Street (Newly addressed as 515 Forest View Drive), located between Forest View Drive and Walnut Street along Sycamore Street and approval of a preliminary and final plat of subdivision, identified as IBEW No. 196 Subdivision PUD.

CONDITIONS:

1. Documents submitted for the January 10, 2019 Plan Commission meeting for consideration and approval of the Final Planned Unit Development and preliminary and final plat of subdivision and as modified by the conditions herein by the City of Genoa include:
 - a. Training Facility Report, Lisa Sharp, December 10, 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. Barn 1 Concept Plan (A1), Lisa Sharp, December 5, 2018
 - f. Demo Plan, Wendler, December 6, 2018
 - g. Layout Plan, Wendler, December 6, 2018
 - h. Grading and Erosion Control Plan, Wendler, December 6, 2018
 - i. SWPP Plan, Wendler, December 6, 2018
 - j. Site Lighting Plan, Wendler, December 6, 2018
 - k. Existing Tree Preservation and Removals Plan, Wendler, December 6, 2018
 - l. Proposed Planting Plan, Wendler, December 6, 2018
 - m. Preliminary and Final Plat, Wendler, December 6, 2018
 - n. Grant of Permanent Easement, Doherty Law Firm, Submitted for the January 10, 2019 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 final approval of the City Public Works Director and City Engineer requirements.
4. The monument signs shall be constructed of full depth face stone for both the sign and those areas of the stone façade on the administration building. The petitioner shall apply for a permit from the City of Genoa and comply with all code requirements.
5. The sidewalk along Sycamore Street is in disrepair and shall be removed. A new sidewalk shall be installed along Forest View Drive and Sycamore Street.
6. The permanent easement agreement between Walnut Street Daycare and the IBEW shall be executed with the terms included in the attached agreement. Should the agreement be amended in the future, a copy shall be provided to the City of Genoa.
7. The outdoor equipment usage of both daytime and evening classes shall adhere to the quiet hours established in the City's Municipal Code.
8. The outdoor training equipment shall be stored in the warehouses (barns) after training hours and when not in use.
9. The fenced in area for the training yard as well as the garbage enclosure shall be landscaped so as to provide screening.
10. The tree species along Forest View Drive, Sycamore Street, and Walnut Street shall be diversified and approved by the City Arborist and Director of Public Works.
11. The handicap parking spaces shall comply with the requirements of the Unified Development Ordinance.

12. Additional trees along the Sycamore Street lot line should be considered, although shall not interfere with the site line or future sidewalk. Increased landscaping subject to approval of the Director of Public Works.
13. Landscaping islands within the parking lot would be required if no additional screening is provided and would be subject to the approval of the Director of Public Works.

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

Conditions 5,6,7,8,9,12 and 13 satisfy this requirement.

- 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

Condition 6 and approval of the preliminary and final plat of subdivision satisfy this requirement.

- 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

Condition 5 satisfies this requirement.

- 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

Conditions 5 and 7 and the removal of dilapidated buildings satisfies this requirement.

- 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

Conditions 9, 10, 12 and 13 satisfy this requirement.

- 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 13 satisfies this requirement.

- N. A pedestrian circulation network is provided.

Meets Meets with Conditions Does not Meet Not applicable

Condition 5 satisfies 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

- 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	Yes
Adrienne Costanza	Yes
Robert Moore	Absent
Brian Wallace	Yes
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 Adrienne Costanza.

Roll Call Vote:

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

Motion Passed

The meeting was adjourned at 7:11 PM