

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