

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 14<sup>th</sup> to Tuesday, June 12<sup>th</sup>. 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