

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