

CITY OF GENOA
Plan Commission

Meeting Date – January 10, 2019
7:00 P.M.

Municipal Center Council Chambers

AGENDA

- I. Call to Order
- II. Amendments to the Agenda
- III. Approve Minutes of the September 20, 2018 Plan Commission Meeting
- IV. Public Comment for Items Not Listed on the Agenda
- 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.”. The recommendation of the Final Planned Unit Development, as requested by the petitioner, is further outlined in the project review report.
- VI. Old Business
- VII. Department Reports
- VIII. Announcements
- IX. Adjournment

CITY OF GENOA
Plan Commission

Meeting Date – July 11, 2019
7:00 P.M.

Municipal Center Council Chambers

AGENDA

- I. Call to Order
- II. Approve Minutes of the January 10, 2019 Plan Commission Meeting
- III. Public Comment for Items Not Listed on the Agenda
- IV. New Business
 - A. **Public Hearing** to consider a request by By Grainger LLC, as petitioner and property owner, for approval of an amendment to the Final Planned Unit Development for Units 4 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 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
- V. Old Business
- VI. Announcements
- VII. Adjournment

CITY OF GENOA

Plan Commission

Meeting Date – December 12, 2019
7:00 P.M.
Municipal Center Council Chambers

AGENDA

- I. Call to Order
- II. Approve Minutes of the July 11, 2019 Plan Commission Meeting
- III. Public Comment for Items Not Listed on the Agenda
- IV. New Business
 - A. **Public Hearing** to consider a request for a Text Amendment to the Unified Development Ordinance to (i) add definitions for adult-use cannabis business establishment, adult-use cannabis craft grower, adult-use cannabis cultivation center, adult-use cannabis dispensing organization, adult-use cannabis infuser organization or infuser, adult-use cannabis processing organization or processor, and adult-use cannabis transporting organization or transporter; (ii) amend the UDO to allow adult-use cannabis cultivation centers and adult-use cannabis craft growers as a special use in the AG, SI, and HI zoning districts; allow adult-use cannabis dispensing organizations as a special use in the SC, HC, CC, CBC, and HI zoning districts; allow adult-use cannabis infuser organizations or processors and adult-use cannabis transporting organizations or transporters in the SI and HI zoning districts, with regulations addressing their operations, among other restrictions.
 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
- V. Old Business
- VI. Announcements
- VII. Adjournment

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

City of Genoa
Plan Commission Minutes
July 11, 2109 7:00 P.M.
Genoa City Hall Council Chambers

Approved
12/12/19

Members Present:

Michael Cirone
Ron Sheahan
Robert Moore
Mike Walsh

Members Absent:

Jennifer Creadon
Brian Wallace
Kyle Wille

Petitioners

Brian Grainger

Staff:

Alyssa Seguss
Art Osten
Cori Ritchie

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

Jennifer Creadon	Absent
Michael Cirone	Yes
Ron Sheahan	Yes
Robert Moore	Yes
Brian Wallace	Absent
Mike Walsh	Yes
Kyle Wille	Absent

Quorum Present

II. No Amendments to the Agenda.

III. Michael Cirone made the motion to approve the minutes of the January 10, 2019 meeting, Mike Walsh seconded.

Roll Call Vote:

Jennifer Creadon	Absent
Michael Cirone	Yes
Ron Sheahan	Yes
Robert Moore	Yes
Brian Wallace	Absent
Mike Walsh	Yes
Kyle Wille	Absent

Motion Passed

IV. Art Osten introduced himself as the new City Administrator. Mr. Osten plans on continuing the past achievements of Joe Misurelli and Bill Ganek and building on them as he starts his new position.

Ron Sheahan also introduced himself as a new Plan Commission member. Mr. Sheahan has previously served on the Police Commission and was also an alderman for four years.

V. New Business

A. The applicant and property owner, By Grainger, LLC, is petitioning for an amendment to the Final PUD for units 4 and 6 within the Riverbend Subdivision, as well as an amendment to the Final Plat of Subdivision for Units 4 and 6. This development is located South of Route

72 within the Riverbend Subdivision. There are 3 lots within Unit 4 and 12 lots within Unit 6 to be included in this amendment to the PUD. This amendment is being requested so the developer can continue plans for the Riverbend 55+ Communities previously approved in 2018. As part of this plan, the Developer has also proposed the vacation of the remainder of undeveloped Stearn Drive and a portion of Angler Lane to accommodate the amended Land Use Plan attached. A portion of Riverbend Drive as well as a portion of Middleton Street as well as Parkview Lane would be renamed Stearn Drive. The Plan Commission previously recommended and the City Council approved an amendment to the original PUD for the remainder of Units 4 and 6 on November 13, 2018. The Developer did not own the 15 lots that are being considered with this PUD amendment at the time the previous amendment was proposed and ultimately approved. These proposed amendments are consistent with the previous amendment to the PUD and proposed future plans that came before the Plan Commission and City Council.

- B. Alyssa Seguss informed the commission that By Grainger, LLC, is considering a request for an approval of the amendment to the Final Planned Unit Development of Unit 4 and Unit 6 and a Final Plat of Subdivision for Unit 4 and Unit 6 of the Riverbend Subdivision. Grainger received an approval to amend the PUD and Final Plat of Subdivision for portions of Units 4, 5 & 6 in the fall of 2018. At the time of the approval Grainger did not own various lots in 4 & 6 due to being tied up in a defunct LLC. Grainger was notified that he would be required to go in front of the Plan Commission and the City Council once these additional lots were purchased to continue on with the project. Grainger has now acquired this land and wishes to amend the Final PUD and Plat of Subdivision. This amendment is for three lots in Unit 4 and twelve lots in Unit 6.

Unit 4 was intended to be an age restricted area under the original PUD, however, Grainger is amending the Final Plat of Subdivision because he is recreating lot lines in Unit 4 for 3 lots to be incorporated into one lot making room for an additional 4 Unit.

Unit 6, previously plotted single family homes, is being proposed to be an additional age restricted area, and Grainger is requesting an amendment to allow for 8 additional 4 unit condo buildings. This concept is consistent with the previous PUD agreement.

Alyssa Seguss also informed the commission that Grainger is also requesting a portion of Stearn Drive, as well as Angler Lane to be vacated for the proposed layout of Unit 6.

Staff has reviewed the information provided by Grainger and feels it would be positive from both a community standpoint as well as an economic development standpoint. New residents would help support local business, allow for the buildout of Riverbend and increase property tax revenue. Public works, Police Department and the Fire District all feel that adequate services available and they did not have any public safety concerns.

C. Petitioner Comments

Mr. Brian Grainger thanked the City and the Plan Commission for their consideration and Cooperation throughout the planning process.

D. Staff and Plan Commission Questions/Comments

Ron Sheahan thanked Brian Grainger for his transparency throughout this project.

E. Public Comment

Gordon Jones asked if these units proposed are going to be the same units as previously proposed? Brian Grainger responded that they would be the same.

F. Plan Commission Motion on Petition

Ron Sheahan made the motion, seconded by Mike Walsh to recommend approval of an ammendment to the Final Planned Unit Development for Units 4 & 6 and an ammendment to the Final Plat of Subdivision for Units 4 & 6 of the Riverbend Subdivision.

CONDITIONS

1. Documents submitted for the July 11th Plan Commission meeting for consideration and approval and as modified by the conditions herein by the City of Genoa include:
 - Land Plan, HRGreen, June 19, 2019
 - Replat of Unit Four, C.E.S., June 21, 2019
 - Replat of Unit Six, C.E.S. July 21, 2019
 - Landscape Detail Plan, HRGreen, June 21, 2019
 - Independent Living Rental Units Color Rendering, submitted for the July 11, 2010 Plan Commission Meeting
 - 55+ Ranch Condo Units Example, submitted for the July 11, 2019 Plan Commission Meeting
 - Condo Elevation, Michael J. Grimson and Assoc., March 22, 2019
 - Condo Floor Plan submitted for the July 11, 2019 Plan Commission Meeting
 - Sign Rendering submitted for the July 11, 2019 Plan Commission Meeting
 - Proposed Plat of Vacation for a portion of Stearn Drive and Angler Lane, CES, June 21, 2019
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 and Building Code 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. Developer agrees to establish an SSA as soon as practical as a financial backup for failure to maintain these areas prior to closing any units within Unit 4 and 6.
5. All streets shall have sidewalks and/or walking paths pursuant to the U.D.O.
6. The Development within Units 4 and 6 is also subject to the conditions outlined in Ordinance 2018-28 and the Development Agreement dated November 14, 2018.
7. Covenants for both senior housing communities shall be submitted to the City Attorney and City Staff for approval.
8. Any substantive changes to this PUD must follow the PUD amendment process before the Plan Commission and City Council.

9. The Re-Plat of Unit 6 will require that the portion of Riverbend Drive at the intersection of Stearn Drive and Riverbend Drive to the current Parkview Lane be renamed Stearn Drive. Parkview Lane must also be renamed Stearn Drive. The portion of Middleton Street from Stearn Drive to Parkview must also be renamed Stearn Drive. The final plats are subject to the approval of the Development Administrator.

PROPOSED FINDINGS OF FACTS:

- 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 Planned Developments.

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 Landscaping and Tree Preservation 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

Conditions 5 addresses 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 Planned Developments, Section 2, Objectives.

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

This requirement is addressed in the Development Agreement/Condition 6.

Roll Call Vote:

Jennifer Creadon	Absent
Michael Cirone	Yes
Ron Sheahan	Yes
Robert Moore	Yes
Brian Wallace	Absent
Mike Walsh	Yes
Kyle Wille	Absent

Recommendation Approved

VII. Old Business – None

VIII. Department Reports

IX. Announcements- Alyssa Seguss mentioned an upcoming Zoning and Planning Workshop if any of the Plan Commission were interested in attending.

X. Adjournment

Ron Sheahan made the motion to adjourn the meeting, seconded by Mike Walsh.

Roll Call Vote:

Jennifer Creadon	Absent
Michael Cirone	Yes
Ron Sheahan	Yes
Robert Moore	Yes
Brian Wallace	Absent
Mike Walsh	Yes
Kyle Wille	Absent

Motion Passed

The meeting was adjourned at 7:23 PM

City of Genoa
Plan Commission Minutes
December 12, 2019 7:00 P.M.
Genoa City Hall Council Chambers

Approved
3/12/2020

Members Present:

Jennifer Creadon
Michael Cirone
Ron Sheahan
Robert Moore
Brian Wallace
Mike Walsh

Members Absent:

Kyle Wille

Petitioners

Staff:

Kelly Cahill
Cori Ritchie
Alyssa Seguss

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

Jennifer Creadon	Yes
Michael Cirone	Yes
Ron Sheahan	Yes
Robert Moore	Yes
Brian Wallace	Yes
Mike Walsh	Yes
Kyle Wille	Absent

Quorum Present

II. No Amendments to the Agenda.

III. Ron Sheehan made the motion to approve the minutes of the July 11, 2019 meeting, Michael Cirone seconded.

Roll Call Vote:

Jennifer Creadon	Abstain
Michael Cirone	Yes
Ron Sheahan	Yes
Robert Moore	Yes
Brian Wallace	Abstain
Mike Walsh	Yes

Motion Passed

IV. There were no items from individuals in attendance.

V. New Business

A. **Public Hearing** to consider a request for a Text Amendment to the Unified Development Ordinance to (i) add definitions for adult-use cannabis business establishments, adult-use Cannabis craft growers, adult-use cannabis cultivation center, adult-use cannabis dispensing Organization, adult-use cannabis infuser organization or infuser, adult-use cannabis processing organization or processor, and adult-use cannabis transporting organization or

Transporter; (ii) amend the UDO to allow adult-use cannabis cultivation centers and adult-use cannabis craft growers as a special use in the AG, SI, and HI zoning districts; allow adult-use cannabis dispensing organizations as a special use in the SC, HC, CC, CBC, and HI zoning districts; allow adult-use cannabis infuser organizations or processors and adult-use cannabis transporting organizations or transporters in the SI and HI zoning districts, with regulations addressing their operations, among other restrictions.

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

Roll Call

Jennifer Creadon	Present
Michael Cirone	Present
Ron Sheahan	Present
Robert Moore	Present
Brian Wallace	Present
Mike Walsh	Present
Kyle Wille	Absent

Quorum Established

2. Staff Comments

Alyssa Seguss informed the Commission that the setbacks mentioned in the memo to the Plan Commission as a 500 feet setback to schools and industrial areas and 150 feet setback to residential areas were changed due to the size of Genoa and how the city is laid out.

Ms. Seguss also mentioned to the Plan Commission that Chief Smith requested onsite consumption to not be allowed.

3. Petitioner Comments- None

4. Staff & Plan Commission Questions/Comments

Ron Sheahan made the request to change the setbacks to 1500 feet from schools.

Mr. Sheehan also had concerns about overburdening the police department if a cannabis business establishment came to town.

Commissioner, Jennifer Creadon, had multiple concerns, some of which included children walking by dispensaries, signage and the reputation of the town. Ms. Creadon also wanted to include the library and any location that teaches children, for example, Beth Fowler School of Dance, to be included in the 1500 foot setback.

Michael Cirone strongly suggested that dispensaries not be allowed in the downtown area. Commissioners Creadon and Sheahan agreed.

Brian Wallace inquired about the amount of dispensaries that would be allowed within the City of Genoa. Mr. Wallace asked the members of the Plan Commission if they have ever been to a dispensary.

Mike Walsh had concerns in regards to the parking if a cannabis establishment were allowed downtown.

Legal council, Kelly Cahill, stated that if the cities goal was to attract a cannabis business establishment, recommending these restrictions would be a huge deterrent.

5. Petitioner Comments- None

6. Public Comment

Gordon Jones, resident of 11794 Pebble Beach Drive, stated that there are six locations downtown that serve alcohol, five gambling locations, and numerous places to buy tobacco. Mr. Jones questioned why cannabis would be unacceptable.

D. Plan Commission Motion on Petition

Mike Walsh made the motion, seconded by Michael Cirone, to recommend to the City Council adoption of the text amendment to the UDO, with the exception of #2 Standards b.1. Plan Commission recommends amending the regulation from a 500 foot setback to a 1500 foot setback from a pre-existing public or private school, preschool, primary or secondary school. Plan Commission would also suggest to the City Council that they include the public library in the 1500 foot setback as well.

Roll Call Vote:

Jennifer Creadon	Yes
Michael Cirone	Yes
Ron Sheahan	Yes
Robert Moore	Yes
Brian Wallace	Yes
Mike Walsh	Yes
Kyle Wille	Absent

Recommendation Approved

VII. Old Business – None

VIII. Department Reports- None

IX. Announcements-

Alyssa Seguss mentioned that the city has hired a new part-time building inspector, Dave Eggleston.

X. Adjournment

Ron Sheahan made the motion to adjourn the meeting, seconded by Michael Cirone.

Roll Call Vote:

Jennifer Creadon	Yes
Michael Cirone	Yes
Ron Sheahan	Yes
Robert Moore	Yes
Brian Wallace	Yes
Mike Walsh	Yes
Kyle Wille	Absent

Motion Passed

The meeting was adjourned at 7:50 PM