

CITY OF GENOA
Plan Commission

Meeting Date – March 12, 2020

7:00 P.M.

Municipal Center Council Chambers

AGENDA

- I. Call to Order
- II. Approve Minutes of the December 12, 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 Broad Oak Genoa Properties, LLC Mark Bradac, as petitioner and property owner, for approval of a Preliminary and Final Planned Unit Development for a commercial building with a drive-up/thru, outdoor seating, and second floor residential. The recommendation of the Preliminary and Final Planned Unit Development, 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 10, 2020
7:00 P.M.
Municipal Center Council Chambers

AGENDA

- I. Call to Order
- II. Approve Minutes of the March 12, 2020 Plan Commission Meeting
- III. Public Comment for Items Not Listed on the Agenda
- IV. New Business
 - A. **Preliminary and Final Plat of Resubdivision** to consider a request for an approval of a Preliminary and Final Plat of the Sager Subdivision for two properties, Lots 35 and 36 of the Derby Estates Subdivision, commonly known as 1409 and 1411 Sir Barton Drive. The properties are located west of Sir Barton Drive in the Derby Estates Subdivision. The approval of the Resubdivision Plat, as requested by the applicants, is further outlined in the project review report.
 - 1. Staff Comments
 - 2. Petitioner Comments
 - 3. Staff and Plan Commission Questions/Comments
 - 4. Plan Commission Deliberation and Motion on Petition
- V. Old Business
- VI. Announcements
- VII. Adjournment

City of Genoa
Plan Commission Minutes
March 12, 2020 7:00 P.M.
Genoa City Hall Council Chambers

Members Present:

Jennifer Barton
Michael Cirone
Jennifer Creadon
Ron Sheehan
Mike Walsh

Members Absent:

Robert Moore
Brian Wallace

Petitioners

Mark Bradac
Nick Bradac

Staff:

Alyssa Seguss
Cori Ritchie

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

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

Quorum Present

II. No Amendments to the Agenda.

III. Ron Sheehan made the motion to approve the minutes of the December 12, 2019 meeting, Michael Cirone seconded.

Roll Call Vote:

Jennifer Barton	Abstain
Jennifer Creadon	Yes
Michael Cirone	Yes
Robert Moore	Absent
Brian Wallace	Absent
Mike Walsh	Yes

Motion Passed

IV. Alyssa Seguss introduced our newest Plan Commission member, Jennifer Barton.

V. New Business

- A. **Public Hearing** to consider a request for an approval of a Preliminary and Final Planned Unit Development for Broad Oak Genoa Properties, for a Commercial Building with a drive-up/thru, outdoor seating & second floor residential at the property located at 502 W Main Street.

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

Roll Call

Jennifer Barton	Present
Jennifer Creadon	Present
Michael Cirone	Present
Ron Sheehan	Present
Robert Moore	Absent
Brian Wallace	Absent
Mike Walsh	Present

Quorum Established

2. Staff Comments

Alyssa Seguss informed the commissioners that the petitioners are proposing a project located on the southwest corner of the intersection of South Washington Street and Route 72. This property is currently zoned CBC, Central Business and Civil District, although it has been used for a number of years as a residential property as a nonconforming use. This location will be the new home of OpenDoor Coffee, and will consist of a commercial building, drive-up/thru, outdoor seating and a second floor apartment.

Staff has taken special consideration in regards to noise and lighting due to residential uses on either side of said property. Drive-thru and outdoor seating will be subject to landscape screening and lighting and speakers shall not disturb the adjacent residential uses.

Parking requirements will be met with the use of off-site parking along Route 72 and Washington Street. All signage will be subject to permitting. Directional signage will be approved by City Staff. Drainage issues will not be a problem with this project. Any future improvements that require engineering must be discussed with Director of Public Works.

3. Petitioner Comments

Mark Bradac, Broad Oak Genoa Properties, LLC, discussed how this project would be a homey place with a bit of local retail. Mr. Bradac hopes that this project would bring the people of Genoa together and create a community.

Nick Bradac, owner of OpenDoor Coffee, showed a display of what the coffee shop will look like. Mr. Bradac discussed the three phases in which the project would be completed.

Phase one would consist of a community space for enjoying coffee and light fare. They also plan on expanding the Southwest corner of the property to install a drive-up/thru. They will also renovate the upstairs for an apartment.

Phase two would consist of an east side ADA ramp and bathroom, more entry steps on the North side and an open kitchen, partnering with other local businesses.

Phase three would consist of a 24 foot addition as well as the completion of an outdoor patio.

4. Staff and Plan Commission Questions / Comments

Commissioner Sheehan thanked the Bradacs' for the presentation and narrative.

Commissioner Walsh asked about a timeline for the three phases. Mr. Bradac explained Phase 1 would be completed by fall, Phase 2 completed by Spring of 2021 and Phase 3 soon after that.

5. Public Comments

Virginia Doherty, resident of 30511 Southwoods Drive, Genoa, states she is close friends with the Bradac family. Ms. Doherty feels this project will be good for this close knit community.

Garrick Cline, resident of 11288 James Ct, Genoa, states that the Bradac family would make our town better and will change the narrative for outsiders.

Kelly Marlin, 303 Preserve Dr, Genoa, is looking forward to having a coffee date with a friend or a snack with her child at the new coffee shop.

6. Plan Commission Motion on Petition

Michael Cirone made the motion, seconded by Ron Sheehan, to recommend approval of a Preliminary and Final Planned Unit Development for a commercial building with a drive-up/thru, outdoor seating & second floor residential for Broad Oak Properties, LLC, located at 502 W Main Street, Genoa.

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

This proposed development encourages commercial growth on Route 72 and extends the Downtown. This use is also consistent with the Comprehensive Plan and zoning.

- 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 project will take place in 3 phases, with phase 1 beginning immediately. A specific schedule has not been determined for future phases and development will depend on growth of the business.

- 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

The tract of land for the proposed development is held by 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.

Meets Meets with Conditions Does not Meet Not applicable

The property owner will be required to maintain the alley on the south side of the property. A municipal maintenance agreement will also be required in the parking area along South Washington Street. Parking bumpers will be required in the public parking area.

- 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

The Director of Public Works has reviewed, provided feedback and deemed the sanitary 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.

Meets Meets with Conditions Does not Meet Not applicable

Parking, lighting, and landscaping will be enhanced pursuant to the Unified Development Ordinance and maintenance and compliance will be subject to review and 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.

Meets Meets with Conditions Does not Meet Not applicable

The commercial building fronts on Route 72 at South Washington Street and is a logical extension of commercial use in the Downtown.

- 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

This proposed use is desirable within the community. Commercial development along Route 72 is also encouraged. This development also eliminates a non-conforming use in the Downtown.

- 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

This development is consistent with the idea of commercial development along Route 72 in the Downtown.

- 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

Adequate private parking is not provided on-site, but is supplemented with on-street parking, meeting the requirement of 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.

Meets Meets with Conditions Does not Meet Not applicable

The development's landscaping features meet the requirements of the UDO and future maintenance will be subject to Staff approval.

- 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

Approval is not needed from the DeKalb County Highway Department nor IDOT for this project. Traffic control equipment will not be necessary for this project. Staff has reviewed the entrances and exits onto and off of City Streets.

- 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

Screening and parking requirements are met, however, maintenance of both will be subject to Staff approval.

- N. A pedestrian circulation network is provided.

Meets Meets with Conditions Does not Meet Not applicable

Sidewalk is already in place along the north side of the property along Route 72 as well as the east side of the property along South Washington Street. A walkway is provided to the entrance of the building and on-site for the patio seating area.

- 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

Infrastructure and stormwater facilities for this PUD have been reviewed by the Director of Public Works. All utilities are in place.

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

This PUD 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.

Meets Meets with Conditions Does not Meet Not applicable

No such natural resources are present on this site.

PLAN COMMISSION RECOMMENDATION AND CONDITIONS:

We would recommend that the Plan Commission adopt a motion including the findings of fact and the following conditions recommending to the City Council approval of the proposed Preliminary and Final Planned Unit Development for a commercial building with a drive up/thru, outdoor seating, and 2nd floor residential at 502 West Main Street:

1. Documents submitted for the March 12th Plan Commission meeting for consideration and approval and as modified by the conditions herein by the City of Genoa include:
 - Exhibit A (Dated February 21, 2020)- Narrative and drawings including a blue prints, color rendering, design concepts, landscaping plan, lighting plan, signage renderings, and various site plans (19 pages total)
2. All other City codes and ordinances not otherwise modified by the submitted plans and recommendations for approval will be satisfied.
3. The alley along the southern portion of the property as well as the public parking created to the east of the property shall be maintained by the property owner. A maintenance agreement will be required for the alley usage and the public parking spaces.
4. Parking bumpers will be required for the public parking along the east of the property.
5. Engineering for the stormwater has been approved by the Director of Public Works. Any other improvements requiring engineering will be subject to the approval of the Director of Public Works.
6. Delivery of supplies and trash removal shall not impede traffic on South Washington Street, Route 72, nor the alley between South State Street and South Washington Street.
7. Additional landscaping shall be provided surrounding the monument sign fronting Route 72 as well as enclosing the area beneath the second floor deck in order to shield the garbage storage area. The petitioner shall receive approval of an amended landscaping plan from the Development Administrator. Maintenance of landscaping (which is required for the life of the business), including seasonal variations in the ornamental grasses and adequate screening, shall be subject to the approval of Staff.
8. If the 90-gallon totes to be stored under the 2nd floor deck become inadequate, approval of a future trash enclosure area shall be approved by the Development Administrator.
9. The illumination of the building or parking lot lighting shall comply with 5.4.10 of the City of Genoa's Unified Development Ordinance. Following the installation of lighting, Staff will require any adjustments necessary.

10. The drive-up/thru shall not operate before 6 AM or after 8 PM. Noise, whether by traffic or speakers for ordering, shall not be a disturbance to neighboring property owners.
11. The outdoor patio/seating shall only be in use during the operation of the business, unless approval by the City is received. Landscape screening will be required surrounding the patio, subject to approval of the Development Administrator.
12. A detailed sign plan shall be submitted for Staff approval and prior to building permit. A building permit will be required for all signage. The directional drive up/thru sign shown to be placed at the alley and South Washington Street will not be permitted on public property or the alley. A suitable location for directional sign should be determined by the petitioner and approved by the Development Administrator.

Roll Call Vote:

Jennifer Barton	Yes
Jennifer Creadon	Yes
Michael Cirone	Yes
Robert Moore	Absent
Brian Wallace	Absent
Mike Walsh	Yes

Recommendation Approved

- VII. Old Business – None
- VIII. Department Reports
- IX. Announcements
- X. Adjournment

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

Roll Call Vote:

Jennifer Barton	Yes
Jennifer Creadon	Yes
Michael Cirone	Yes
Robert Moore	Absent
Brian Wallace	Absent
Mike Walsh	Yes

Motion Passed

The meeting was adjourned at 7:40.