

City of Genoa  
Plan Commission Minutes  
February 9, 2023 7:00 P.M  
Genoa City Hall Council Chambers

Members Present:

Jennifer Barton  
Michael Cirone  
Mike Walsh  
Ron Sheahan  
Brian Wallace

Members Absent:

Robert Moore  
Jennifer Creadon

Petitioners

Staff:

Alyssa Seguss

I. Ron Sheahan called the meeting to order at 7:00 PM and roll call was taken.

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

Quorum Present

II. No Amendments to the Agenda.

III. Jennifer Barton made the motion to approve the minutes of the May 19<sup>th</sup>, 2022 meeting, Michael Cirrone seconded.

Roll Call Vote:

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

Motion Passed

IV. New Business

- A. **Discuss the zoning of 229 East Railroad Avenue-** City Administrator Seguss summarized a request from a local resident for rezoning an industrial property, 229 East Railroad Avenue, to residential. Currently, the single-family home located on the industrial property is a legal nonconforming use meaning that it does not comply with the City's current zoning

ordinance but the use is allowed to exist because it predates the zoning ordinance. However, the structure cannot be rebuilt or further the nonconformity (i.e. put an addition on the house), making it difficult to get residential financing and insurance on the property. Alternative to rezoning, the Commission can also discuss granting a use variance.

The Plan Commission discussed the property and determined that it would be appropriate, based on the zoning ordinance's requirements for a variance, to consider granting a variance. The Plan Commission asked City Administrator Seguss to both help the property owner of 229 East Railroad submit a petition for a variance, as well propose the variance concept to an adjacent property owner with a single family home on industrially zoned property. Seguss explained that she would work with the City Attorney to begin the process and would report back to the Plan Commission.

- B. **Discuss the zoning of 120 Monroe Street-** The property/properties located at 120 Monroe Street are both owned by the same owner, one with commercial zoning (CBC) and one with industrial zoning (CI). The property is currently vacant but at one time was used as lumber storage. Surrounding the property is a mix of both commercial and industrial zoning. The property owners would like to rezone the commercial property to industrial in order to sell the property to buyers would would like to use the property for RV and boat storage, which is not permitted in commercial. Through discussions with the owner, as an alternative, Staff discussed that the commercial property could be rezoned industrial if the zoning ordinance was first amended to make a boat/RV storage use a Special Use to control the standards of the storage which in this case would be immediately adjacent to the downtown. Staff and the property owner are looking for feedback regarding creating personal storage a Special Use, and if there is interest in creating this Special Use, what standards may be required, and the rezoning of the commercial property to allow the RV and boat storage.

The Plan Commission discussed the property and the uses surrounding the property and ultimately decided that they would be interested in considering rezoning the property if there was a Special Use Permit to control the boat/RV storage (exterior storage) / mini warehousing. The Plan Commission recommended Special Use requirements such as screening landscaping, fencing, lighting review, and noise and traffic considerations. Seguss stated that she would look at other requirements of other communities for exterior storage / mini-warehousing.

It was proposed that the Plan Commission review a text amendment for the Special Use in March, with tentative final approval of the text amendment and consideration of a Special Use application in April

VII. Old Business – None

VIII. Announcements- City Administrator Seguss announced that the City had its first Comprehensive Plan meeting and has also began working on a Strategic Plan. Later this year, the City will also be working with N.I.U to complete a housing study funded by the Illinois Department of Commerce and Economic Opportunity.

IX. Adjournment

Brian Wallace made the motion to adjourn the meeting, seconded by Michael Cirone.

Roll Call Vote:  
Jennifer Barton Yes  
Jennifer Creadon Absent  
Michael Cirone Yes  
Ron Sheahan Yes  
Robert Moore Absent  
Brian Wallace Yes  
Mike Walsh Yes

Motion Passed

The meeting was adjourned at 7:30.