

CITY OF GENOA

Plan Commission

Meeting Date – April 13, 2023

7:00 P.M.

Municipal Center Council Chambers

333 East First Street

Genoa, IL 60135

AGENDA

- I. Call to Order
- II. Public Comment for Items Not Listed on the Agenda
- III. Approve minutes from the March 9, 2023 Plan Commission Meeting
- IV. New Business
 - A. **Public Hearing** to consider a request by Ampler Development, LLC, as petitioner, and Richard J. Kearney and the Genoa Masonic Temple Association, as property owners, for approval of a Preliminary and Final Planned Unit Development and approval of a Preliminary and Final Plat of Subdivision to allow for a commercial building with a drive-thru at 720 East Main Street and a portion of 130 State Route 23. The recommendation for the Preliminary and Final P.U.D. and the Preliminary and Final Plat of Subdivision, as requested by the petitioner, is outlined further in the attached Project Review Report.
 1. Open Public Hearing and Establish Quorum
 2. Petitioner Comments
 3. Staff Comments
 4. Plan Commission Questions/Comments
 5. Open the hearing for Public Comment
 6. Public Comment
 7. Close Public Comment
 8. Plan Commission Deliberation and Motion on Petition
 9. Close the Public Hearing
 - B. **Public Hearing** to consider Text Amendments to the Unified Development Ordinance. The potential amendments would amend the Unified development Ordinance relating to definitions, Special Use Criteria, and the Table of Permitted Uses to allow Commercial Storage of Recreational Vehicles as a Special Use in the City Industrial (CI) District and Tobacco Stores and Vape Shops as a Permitted Use in the City Industrial (CI) District, which is further outlined in the attached Staff Report.
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 2. Petitioner Comments
 3. Staff Comments
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 5. Open the hearing for Public Comment
 6. Public Comment
 7. Close Public Comment

8. Plan Commission Deliberation and Motion on Petition
9. Close the Public Hearing

- V. Old Business
- VI. Announcements
- VII. Adjournment