

**CITY OF GENOA  
CITY COUNCIL  
SPECIAL MEETING AGENDA  
AUGUST 21, 2024 6:30 P.M.  
City Council Chambers  
333 East First Street Genoa, IL**

**I. CALL TO ORDER & ROLL CALL**

**II. PLEDGE OF ALLEGIANCE**

**III. GUEST SPEAKERS**

**IV. PUBLIC COMMENT**

**V. OLD BUSINESS**

**VI. CONSENT AGENDA**

**A. MOTION TO APPROVE THE CONSENT AGENDA THAT INCLUDES THE FOLLOWING ITEMS:**

**1. THE MINUTES FROM THE AUGUST 7, 2024 CITY COUNCIL MEETING**

**2. THE ACCOUNTS PAYABLES DATED AUGUST 15, 2024**

**3. APPROVE A REVISED 2024 ANNUAL MEETINGS CALENDAR**

This Calendar reflects the change of Council meetings to 6:30 PM as well as the meeting dates for the newly established Comprehensive and Strategic Planning Committee.

**4. APPROVE A WORK AUTHORIZATION WITH C.E.S., INC, NOT TO EXCEED \$20,300 FOR THE CONSTRUCTION ENGINEERING OF HILL AND SYCAMORE STREETS STU PROJECT**

**VII. NEW BUSINESS**

**A. APPROVE AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE RELATING TO THE DEFINITION OF A CORNER SIDE YARD AS IT RELATES TO PERMITTED YARD OBSTRUCTIONS**

The Plan Commission has had several discussions regarding the definition of corner side yards as it relates to permitted yard obstructions due to resident concerns with limitations the U.D.O. places on property owners with corner side yards. Following review of the U.D.O. and a Public Hearing, the Plan Commission unanimously recommended approval of a text amendment to the definition as a corner side yard which is as follows:

- i. Corner side yard shall refer to the open space on a lot ~~between-along~~ the ~~corner side lot line and the~~ vertical plane forming the side wall(s) of the principal structure ~~closest to the corner side lot line~~, but excluding any rear or front yards.

**B. APPROVE AN ORDINANCE APPROVING AN AMENDMENT TO A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT AND SPECIAL USE PERMIT FOR A SMALL WIRELESS FACILITY FOR TRAINING PURPOSES AT 515 FOREST VIEW DRIVE**

IBEW Local 196/NECA Safety and Education Fund has requested approval for an amendment to their Preliminary and Final P.U.D. and a Special Use Permit to construct a

40' steel tower (32' at grade) for training purposes. The Unified Development Ordinance requires a Special Use Permit for Personal Wireless Facilities. This proposed tower is being compared to a Personal Wireless Facility, a monopole more specifically (defined as a single upright pole engineered to be self-supporting and does not require lateral cross support or guys), because of its similarities to a Personal Wireless Facility. That being said, it is not communication infrastructure and is only for training purposes. Applicable requirements of Personal Wireless Facilities are outlined in a Staff Report presented to the Plan Commission. At the August 8, 2024 Plan Commission meeting, a Public Hearing was held. There were few questions from the public, however, all were addressed by the Petitioner. The Plan Commission recommended unanimous approval of the amendment to the preliminary and final planned unit development with the conditions outlined in the Ordinance for Council's consideration.

**C. APPROVE AN AMENDMENT TO THE PURCHASING POLICY**

The Finance Advisory Committee is meeting the morning of August 21, 2024 to review the proposed Purchasing Policy amendments. The Committee's recommendation will be provided at the Council meeting. A draft policy of Staff's recommendations provided to the Finance Advisory Committee is included in the packet. The reason for the requested amendment is due to the number of purchase requisitions that are being written for small(er) purchases, which seems inefficient. Increasing the purchasing threshold for Department Heads reduces the number of purchase requisitions that need to be written while still keeping checks and balances in place through the Finance Department, Department budget oversight, Accounts Payables approved by Council, and budget reports provided to the Council monthly

**VIII. FUTURE ITEMS FOR DISCUSSION**

**IX. DEPARTMENT REPORTS**

**X. ANNOUNCEMENTS**

**XI. MOTION TO ADJOURN**