



CITY of  
**GENESE O**

Where the *future* grows.

## Plan Commission

September 10, 2018

Members:

Sue Garlick  
Chris Barnhart  
Larry Meyer  
Keith Kennett  
Michael A. Smith

Contact Person

Chris Barnhart  
  
Rick Mills  
Building Inspector  
309-944-6419

Minutes

Call to order /roll call/Quorum check

Meeting called to order by Chairman Chris Barnhart at 6:00 p.m. Members answering roll call: Kennett and Garlick, Smith and Meyer. Also, in attendance was Recorder Phlypo and Building Inspector Mills

Pledge of allegiance

Public Comment- *Audience requests are limited to 3 minutes per subject. If additional time would be needed, please contact City Hall to be placed on the Agenda prior to the meeting.*

None

Consent Agenda

1) Approval of agenda and minutes from July 2, 2018 and August 28, 2018.

Board Member Kennett asked to have the agenda amended to include a discussion on Property Sales.

**Motion by Kennett, second by Smith to approve the agenda with the amendment and minutes from July 2, 2018 and August 28, 2018.**

**Voice Vote. 5 Ayes. 0 Nays.**

**Motion Carried.**

**Motion by Smith, second by Meyer to open the Public Hearing at 6:03 PM to discuss the following case:**

**Case #18-009 a request for an amendment to an existing PUD.**

Recording Clerk Phlypo reported that she received 1 piece of correspondence regarding this case and they are in favor of the expansion and feel that it will be a benefit to the community. Inspector Mills reported that he met with the City Department heads and the Bessolo Group and there were no issues seen, it will be fire rated and sprinkled. The group was informed that the current water detention pond probably wouldn't be adequate and they will address it, parking spaces are within the required number. The building would cross over property lines, combining of the properties is in process so this will not be an issue.

**Motion by Smith, second by Garlick to close the Public Hearing at 6:09 PM.**

**Voice Vote. 5 Ayes. 0 Nays.**

**Motion Carried.**

**New Business:**

1. Case #18-009 a requested amendment to an existing PUD.

**Motion by Smith, second by Kennett to approve Case #18-009 a requested amendment to an existing PUD to include a 30-unit, 30 bed memory care facility.**

**ROLL CALL**

**Ayes 5 Garlick,Barnhart,Kennett,Meyer,Smith**

**Nays 0**

**Absent 0**

**Motion Carried.**

2. Case #18-010 a request from Hammond Henry Hospital for a digital sign.

Inspector Mills reported that they will use the same brick work and the sign will basically be the same size. This need arises due to multiple ever-changing Physicians that are at the hospital for directing patients and visitors this will be easier to change then a manual sign. This wont effect any houses and they will have to be dark sky compliant and dimming guidelines per the City Ordinance on digital signs.

**Motion by Kennett, second by Smith to approve the request Case #18-010 from by Hammond Henry Hospital for a digital sign.**

**ROLL CALL**

**Ayes 5 Garlick,Barnhart,Kennett,Meyer,Smith**

**Nays 0**

**Absent 0**

**Abstain 0**

**Motion Carried.**

**3. Discussion on off-street recreational vehicle parking – No Action will be taken**

Board Member Garlick expressed frustration over the parking of motorhomes on residents' properties. She stated that she is not sure if it is that the ordinance is not being enforced. The semi-truck parking in the Walmart parking lot with their engines running all night is a bother to the residents that back up to that parking lot. It was also mentioned that there is a basketball hoop in the street on Goldfinch that has been there for several years and grass clippings in the street. The consensus is that enforcement needs to be addressed and not necessarily a change in the ordinance. Recorder Phlypo was asked to take this issue to the City Administrator.

**4. Discussion on Property Sales.**

Board Member Kennett reported that currently the City doesn't require a survey with a property sale, but he feels that it maybe it should be necessary to require that a survey be performed with each property sale. This would help to alleviate some of the property issues with building on property lines and over them. He stated that municipalities in the Chicago land area do require them. The Board asked Recorder Phlypo to bring this discussion to the City Administrator for review.

**Board Education and Discussion -  
None**

**General Comments -**

**It was discussed that maybe in a City newsletter the different ordinances could be highlighted, for example, grass clippings in the street during the summer and snow removal in the winter.**

**Adjournment**

**Motion by Meyer, second by Garlick to adjourn the meeting at 6:51 p.m.**

**5 Ayes. 0 Nays.**

**Motion Carried.**

Respectfully submitted by

Recording Secretary

Loree K. Phlypo