

# CITY OF GENEVA PLAN COMMISSION

**JANUARY 12, 2017**

**MEETING #1175**

Location

**City Hall  
Council Chambers**  
109 James Street  
Geneva, IL 60134

Time

**7:00 p.m.**

Commissioners

Scott Stocking, Chairman  
John Mead  
Fred Case  
Mike Dziadus  
Mim Evans  
Cindy Leidig  
Ron Stevenson  
Michael Slifka  
Bradley Kosirog

Staff Liaison

Paul Evans  
City Planner  
Phone: (630) 845-9654  
Email: [pevans@geneva.il.us](mailto:pevans@geneva.il.us)



1. Call to Order
2. Roll Call
3. Approval of Minutes: November 16, 2016
4. Public Hearings:
  - A. **Peck Farm Park Interpretive Center Site Improvements** -  
The applicant is requesting the following approvals:
    - 1) Site Plan Approval of walking path and parking lot improvements including the addition of 74 parking spaces and the construction of a 520 square foot restroom building.
    - 2) Peck Farm Park Planned Unit Development Text Amendment to amend Exhibit D2 Signage Standards to allow a sign over five feet and to amend Exhibit D4 Exterior Lighting Standards to allow LED lights instead of Metal Halide lights.  
  
Location: Peck Farm Park Interpretive Center  
Applicant: Sheavoun Lambillotte, Executive Director of Geneva Park District
  - B. **Zoning Ordinance Text Amendment** – The applicant is requesting a text amendment to Section 11-7B-2 (Permitted Uses) to expand the list of permitted uses in the I1 Light Industrial District to include “Grocery Stores under 5,000 square feet”).  
  
Applicant: Rebecca Holoman, Gracious Hall Catering
5. Public Comment
6. Other Business
7. Adjournment

This Plan Commission meeting is being audio tape recorded, transcribed by a court reporter and/or summary minutes are being taken by a recording secretary. The City of Geneva complies with the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting who require accommodations in order to allow them to observe and/or participate in this meeting are requested to contact the Planning Division at 630-232-0818 at least 48 hours in advance of the meeting to allow the City of Geneva to make reasonable accommodations for those persons.

## PROCEDURES FOR PUBLIC HEARINGS

It is the Plan Commission's job to conduct public hearings in order to receive testimony for and against petitions for general amendments to the zoning ordinance, zoning map amendments, zoning text amendments, special use permits and amendments to special use permits.

The procedure followed for public hearings is as follows:

- First, the Plan Commission secretary or the designated representative will read or describe written items, reports, and plans into the record.
- Second, the petitioner will present testimony in favor of the petition and will present any supporting plans or exhibits.
- Third, the Commission members will have an opportunity to question the petitioner.
- Fourth, the Commission will then receive citizen testimony both for and against the petition. Questions about the proposal may be directed to the petitioner or petitioner's witnesses and questions about the Plan Commission process itself may be directed to me. Following such testimony the petitioner and the Plan Commission may ask questions of those who testified.
- Finally, the petitioner may provide a rebuttal to any testimony in opposition.

When all the testimony is brought into the record the hearing will be closed and the Plan Commission will make a recommendation to the City Council in the form of a motion or motions.

- In order to give testimony, you must provide your name and address on the registration sheet located at the entrance of the hearing room and sign in the space provided. By signing the registration sheet, you agree and understand that anything you say will be considered sworn testimony and affirm to tell the truth, the whole truth and nothing but the truth.
- When giving testimony please approach the lectern, speak directly into the microphone so that you may be heard. Please begin by stating your name and giving your address. If you speak additional times, please state your name each time for the record.
- Please be concise when presenting your testimony and if your point has already been made, it is not necessary to repeat it. Each of these points is recorded and will be considered as the Plan Commission develops findings of fact and a recommendation or recommendations.
- You may provide your testimony in written form, but such written testimony must be presented to the Plan Commission secretary or the designated representative prior to the closing of this hearing.
- After the process is completed and everyone wishing to present testimony has spoken, the Commission will then decide whether it has heard adequate testimony in order to make a decision. If it has, the public hearing will be closed.

After a public hearing is closed the Plan Commission will refrain from receiving any additional testimony either for or against the petition. There is one exception to this rule.

- City staff will submit a report based on the testimony presented at the hearing. This report will consider comments or concerns from all City Departments such as the Fire Department, Public Works Department or the Engineering Department.

**PLAN COMMISSION MINUTES**  
**City of Geneva**  
**109 James Street - City Council Chambers**

**November 16, 2016 – Meeting #1174**

---

Vice-Chairman Mead called a Special Meeting of the Plan Commission to order at 7:00 p.m. Roll call followed:

Present: Commissioners Case, Dziadus, Leidig, Slifka, Kosirog, Stevenson, Vice-Chairman Mead

Absent: Commissioners Evans and Stocking

Others Present: City Planner Paul Evans Planet Depos Court Rptr. Melanie Sonntag;

Public Present: Kelly Hemmerich

---

**Approval of Minutes of October 13, 2016**

**Minutes of the October 13, 2016 meeting were approved on motion by Commissioner Case, seconded by Commissioner Dziadus. Motion carried by voice vote of case 7-0.**

**Public Hearing**

- A. Text Amendment Cosmetic Tattooing – The applicant is requesting a Zoning Ordinance Text Amendment to Section 11-2-2 (Definitions of Words and Terms) related to the definition of the term “cosmetic tattooing” and Sections 11-6B-2, 11-6C-2, 11-6D-2, 11-6E-2, 11-6F-2, 11-6G-2 and 11-7A-2) to expand the list of permitted uses in the B1, B2, B3, B3E, B4, B5 Business Districts, and OR Office Research District to include “Cosmetic Tattooing”.**

**Applicant:** Kelly Hemmerich, Permanent Makeup by Kelly

Vice-Chairman Mead proceeded to review the protocol for the public hearing. He opened the following public hearing and swore in those individuals that would be speaking. City Planner Evans read into the record the contents of the Plan Commission file.

[PLEASE SEE TRANSCRIPT OF PROCEEDINGS FROM PLANT DEPOS]

**Motion by Commissioner Case, seconded by Commissioner Leidig, to close the public hearing. Motion carried unanimously by voice vote of 7-0.**

**Motion by Commissioner Stevenson, seconded by Commissioner Dziadus, to waive the bifurcated process and vote on the petition. Motion carried unanimously by voice vote of 7-0.**

Discussion ensued by the Plan Commission regarding how to insure that “Cosmetic Tattooing” is different from body art ink tattoos. Ms. Hemmerich said that while the term “permanent” is used, for most cosmetic tattoos the “pigmentation” fades in 2-3 years because they are not using ink. City Planner Evans stated the staff report points out that the recommended definition of “cosmetic tattooing” is intended to differentiate it from typical body art tattooing.

**Motion by Commissioner Leidig, seconded by Commissioner Case, to approve the request for a Zoning Ordinance Text Amendment to Section 11-2-2 (Definitions of Words and Terms) related to the definition of the term “cosmetic tattooing” and Sections 11-6B-2, 11-6C-2, 11-6D-2, 11-6E-2, 11-6F-2, 11-6G-2 and 11-7A-2) to expand the list of permitted uses in the B1, B2, B3, B3E, B4, B5 Business Districts, and OR Office Research District to include “Cosmetic Tattooing”, as presented in the staff report. Roll call:**

**Aye: Case, Dziadus, Leidig, Mead, Slifka, Kosirog and Stevenson**

**Nay: None**

**MOTION CARRIED. VOTE: 7-0**

This application will be considered by the Committee of the Whole at the November 28, 2016 meeting.

**Public Comment** - None

**Other Business**

City Planner Evans informed the commissioners that the Campbell Row application was recommended 8-2 for approval at the November 14, 2016 Committee of the Whole meeting. Evans stated he was not sure if there would be any December Plan Commission meetings or not. He said although development has picked up, there may not be any application ready. He said the Stanton Subdivision on Kaneville Road would probably be the next case before the Commission. He said he has also received applications from Delnor for a Family Residency Clinic and the Geneva Park District for changes to Peck Farm Park. Graham's has also submitted its application for site plan review of its Graham's 318 expansion.

**Adjournment**

**Meeting was adjourned at 7:40 p.m. on motion by Commissioner Evans, seconded by Commissioner Case. Motion carried unanimously by voice vote of 8-0.**