

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

**January 12, 2017 – Meeting #1173**

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Chairman Stocking called the meeting of the Plan Commission to order at 7:00 p.m. Roll call followed:

Present: Commissioners Evans, Kosirog, Leidig (7:09 p.m.), Mead, Slifka, Stevenson, Chairman Stocking

Absent: Commissioners Case, Dziadus

Others Present: City Planner Paul Evans; Planet Depos Court Rptr. Gail Reed; Recording Secretary Celeste Weilandt

Public Present: Ms. Sheavoun Lambillotte, Exec. Director for the Geneva Park District; Mr. John Green, with Engineering Resource Associates, 3S701 West Ave., Warrentville; Ms. Rebecca Holoman, Gracious Hall Catering, 415 Stevens St., Geneva; Ms. Margaret Egan, Asst. Director for Preservation Partners, 402 Campbell Street, Geneva.

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**Approval of Minutes of November 16, 2016**

Commissioner Evans stated she was not present at the meeting and did not adjourn the meeting. There was recollection that Mr. Case may have adjourned the meeting. Staff would make the revision. **Minutes of the November 16, 2016 meeting were approved, with revision, on motion by Commissioner Mead, seconded by Commissioner Slifka. Motion carried by voice vote of 6-0.**

Chairman Stocking thanked Commissioner Mead for chairing the November meeting.

**Public Hearing**

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

Chairman Stocking read the protocol for the public hearing and administered the oath to those that would be speaking on the two petitions listed below. Planner Paul Evans read into the record the contents of the Peck Farm file. (Commissioner Leidig arrives.)

Petitioner Ms. Sheavoun Lambillotte, Executive Director for the Geneva Park District stated she was asking the commission to approve the Peck Farm site improvements which came out of a need for

additional parking at the facility, noting that in 2010 approximately 35,000 visitors came to the facility. Since then, over 70,000 visitors have been at the site. Unfortunately, she said only one handicap accessible restroom was available and there was a need to add more restrooms.

Mr. John Green, Engineering Resource Associates, 3S701 West Avenue, Warrenville, IL, referenced the proposed parking lot site plan/improvements on the overhead. He explained that the proposed improvements will utilize the current entrance off of Kaneville Road but the parking lot footprint will expand by 74 additional spaces, which will not take up much of the current footprint. Details followed regarding the bus turn-around layout and the fact that the parking stalls and handicap parking areas would be located much closer to the facility. Mr. Green directed the commissioners' attention to the location of the new refuse area, employee parking area, and the proposed, six-stall restroom.

Mr. Green raised the fact that he was before the commission due to the LED lighting being proposed and because the LED technology did not exist when the ordinance was originally written. Mr. Green explained that he intends to upgrade the light poles to match those located at the Persinger Rec Center across the street with the pole locations to remain about in the same location. Lighting distribution will remain about the same also. Lastly, Mr. Green reported that the current 9-ft. orientation sign on the site does not comply with the signage ordinance and it will be relocated. And, because the sign is over five feet in height, as per the sign ordinance, it needed to be reviewed.

Questions from the commissioners included confirmation that the bike and pedestrian trails would be re-orientated for safety purposes, but that the existing bike path across the entrance would remain with the current crosswalk. Commissioner Mead asked that staff spell out the acronym LED (light-emitting diode) in the city's code; staff concurred. Commissioner Kosirog expressed concern about the intensity of the LED lighting, wherein Mr. Green offered to work with staff on that matter. Ms. Lambillotte interjected and ensured the lighting would be kept low due to the wildlife and natural areas of the farm.

Addressing Commissioner Kosirog's question regarding the drop-off/pick-up area during youth camps, Mr. Green explained the new layout for drop-off/pick-up zone, noting that the drive isle was 38 feet wide now versus a regular drive isle of 24-feet. The drop-off area would be segregated from the rest of the parking lot but the parking stalls would be located closer to the facility. Mr. Green stated he expects the number of parking stalls being provided will be enough for pickups/drop-offs. Ms. Lambillotte stated her goal was to make the pick-up/drop off lane more accessible and longer in order for vehicles to stack up.

Overall, commissioner comments were positive. Last comments to the petitioner included adding a changing station in the bathroom and adding an electronic charging station. Mr. Green confirmed that an electric charging system was proposed and that he would also be looking into adding solar power charging stations in the future.

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

**Motion by Commissioner Mead, seconded by Commissioner Evans to waive the bifurcated process and vote on the request. Motion carried unanimously by voice vote of 7-0.**

**Motion by Commissioner Mead, seconded by Commissioner Leidig for site plan approval of the Peck Farm parking lot and walking trail improvements, including the addition of a 520 square foot restroom, subject to staff's findings of fact contained in its report and final engineering approval prior to issuing a building permit by the City. Roll call:**

**Aye: Evans, Kosirog, Leidig, Mead, Slifka, Stevenson, Stocking**

**Nay: None**

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

**Motion by Commissioner Mead, seconded by Commissioner Leidig to approve the text amendments to the Peck Farm Park Planned Unit Development relating to sign and lighting standards, as per the application, with the addition to allow LED lights, as defined. Roll call:**

**Aye: Evans, Kosirog, Leidig, Mead, Slifka, Stevenson, Stocking**

**Nay: None**

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

(Per staff, this item will be on the January 23, 2017 Committee of the Whole agenda.)

**B. Zoning Ordinance Text Amendment – 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, 415 Stevens**

Planner Paul Evans read into the record the contents of the file.

Petitioner, Ms. Rebecca Holoman, 1601 Lois Court, Geneva, addressed the commissioners and shared the background of her catering business and its success within the community. She said she has heard from her customers the need for a small, local grocery store. Ms. Holoman stated her grocery business – named Gracious Hall -- will continue the catering business (on a limited basis), a food-to-go area, and a separate grocery area to include sundry items and non-perishables. She said eventually she would like to sell packaged beer/wine; nothing served on-site.

Asked if there was a change in the parking requirements for this type of business, Planner Evans explained that Industrial zoning allowed for two spaces and this business would be four spaces. However after reviewing the field and considering the type of store it was, Mr. Evans stated enough customer parking existed on the site.

Responding to the chairman's question, Ms. Holoman envisioned most of her customer traffic would take place during the evening -- picking up dinners, which would be ordered and paid on-line. Hours of operation were Monday to Friday, 8:00 a.m. to 7:00 p.m.; weekends from 9:00 a.m. to 6:00 p.m.

Asked if the businesses would be under one roof, Ms. Holoman confirmed it would, with the grocery business as the main focus. Commissioner Mead then inquired about the total square footage of the space the petitioner would be using, wherein Ms. Holoman stated it would be 1200 square feet. Dialog then followed on the possible future growth of the catering business, requiring the petitioner to return, wherein Ms. Holoman asked if there were percentages that distinguished between her catering business and the grocery store. Planner Evans explained to the petitioner that her request was seeking a permitted use and the percentages would not matter between the two uses.

Further dialog followed regarding staff's misunderstanding of the petitioner's request – thinking that Ms. Holoman was renting 5,000 square feet of the building. Since Commissioner Mead pointed out that this case had ramifications for the I-1 Industrial area, so cautioned the commissioners on how they wanted to grant the approval. Commissioner Evans stated two perspectives had to be considered: 1) what size of a grocery store was the maximum that fit well in the proposed setting; and 2) should the industrial space be given up? In response, Planner Evans shared the discussions he had with Community Development Director DeGroot regarding a zoning update, specifically

addressing the businesses in the Stevens area. In general, he pointed out the various uses in the area and the fact that the area itself was “morphing” and there was much attraction to the area.

Per Planner Evans’ question on anticipating whether Ms. Holoman’s business would grow to 5,000 square feet, Ms. Holoman said she did not envision growing to 5,000 square feet. (Commissioners briefly discussed square footages of other grocery stores in Geneva, for comparison purposes.)

Asking the type of groceries she would offer, Ms. Holoman explained she will have two tiers of products – one for organic food and the other for non-organic food, but supporting the entire community. She also explained how the interior space would be separated for her businesses (half and half).

Commissioners discussed the square footage issue in more detail, with Commissioner Mead suggesting that the commission provide enough square footage in order for the petitioner to grow into her business. He proposed 2,000 square feet which Ms. Holoman was comfortable with. However, Commissioner Evans believed that if the tenant units were broken up in uniform sets of 1200 sq. feet it was probably safer to double the petitioner’s request. Commissioner Mead suggested 2,500 square feet for expansion purposes. Commissioners and the petitioner were agreeable with the 2500 square feet.

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

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

**Motion by Commissioner Mead, seconded by Commissioner Evans to approve the request for an ordinance text amendment to Section 11-7B-2 (Permitted Uses) in the I-1 Light Industrial District to expand the list of permitted uses to include “Grocery Stores (under and up to 2500 square feet).” Roll call:**

**Aye: Evans, Kosirog, Leidig, Mead, Slifka, Stevenson, Stocking**

**Nay: None**

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

(Per staff, this item will be on the January 23, 2017 Committee of the Whole agenda.)

### **Public Comment**

Ms. Margaret Egan, Asst. Director for Preservation Partners, 402 Campbell Street, Geneva referenced the post cards she placed on the dais, announcing a seminar to be held on Saturday, February 25, 2017 (9:00 a.m. to 11:30 a.m.), at the Batavia City Council Chambers. (Donation: \$10.00 per person). Ms. Egan discussed that due to recent commercial and residential projects being proposed in the Tri-Cities area, Preservation Partners has invited Mr. Ben Willis, an architect from Rhode Island, who discusses how commercial (and residential) communities start to look like every other community, as well as the need for design. Ms. Egan explained that the goal of the seminar will be to explore the issues confronting the Tri-City area as it relates to the intersecting of development and historic preservation. Ms. Egan encouraged commissioners to visit the Union Studio Architects website: [www.unionstudioarch.com](http://www.unionstudioarch.com) for more information. Lastly, she referenced a book entitled “The Past and Future City,” as authorized by Stephanie Meeks. She encouraged commissioners to read the book since it is written for plan commissions, mayors, and councils in order to give them more information on historic preservation.

**Other Business**

Planner Evans reported there will be a meeting on January 26<sup>th</sup> which will cover the three-lot subdivision proposed at Burgess and Kaneville Roads as well as two site plan cases: Delnor Family Residency Clinic on Randall Road and Graham's expansion plan on Third Street. Details followed regarding Graham's. Commissioner Mead questioned whether someone from Historic Preservation should be present for the meeting, wherein Planner Evans indicated the HPC minutes and staff reports would be available but that he could have Mr. Lambert or Dir. DeGroot present if there were questions. Also, Evans reported that the Geneva Commons is proposing to upgrade its plaza which will be reviewed at the March meeting.

Short updates followed on the Mill Race property and the Marquette project, which led to a conversation about high-end apartments in the Tri-Cities in general.

**Adjournment**

**Meeting was adjourned at 8:15 p.m. on motion by Commissioner Evans, seconded by Commissioner Mead. Motion carried unanimously by voice vote of 7-0.**