

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

March 9, 2017 – Meeting #1178

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

Present: Commissioners Case, Evans, Kosirog, Mead, Slifka, Stevenson, Chairman Stocking

Absent: Dziadus, Leidig

Others Present: Community Development Planner Paul Evans; City Administrator Stephanie Dawkins; Recording Secretary Celeste Weilandt

Public Present: Mr. John Zoerner, Mid-America Asset Management, Mr. Mark ____ Kimley Horn

Approval of Minutes of February 23, 2017

Minutes of the February 23, 2017 meeting were approved on motion by Commissioner Mead, seconded by Commissioner Case. Motion carried by voice vote of 7-0.

Chairman Stocking asked that Planner Evans read the contents of the plan commission file into the record. The chairman swore in those individuals who would be speaking on the following agenda item:

Site Plan Review

A. Geneva Commons Bell Tower Plaza - The applicant is requesting a Site Plan amendment to Resolution 2016-67 for modifications to the bell tower plaza. Location: Geneva Commons; Applicant: John Zoerner, Mid-America Asset Management.

Applicant, Mr. John Zoerner, 602 Commons Drive, Geneva Commons, addressed the commissioners and summarized that the ownership would like to expand on the previous approvals received to create a more inviting and enticing environment for the retailers to come to the mall as well as the guests who visit the center. With the proposed enhancements, Mr. Zoerner hopes to host additional events. The current plan includes enhanced lighting, decorative hardscape, interactive art, enhanced seating areas, landscaping improvements and a fire feature. Mr. Zoerner was available to answer questions.

Commissioner Mead, directing Mr. Zoerner's attention to the area between the lawnscape area and the movie night screen, inquired if the nearby traffic lane was going to be managed from a safety perspective, wherein Mr. Zoerner stated that temporary barricades would be set up to close off the roadway, north to south, that bi-sects the area during events. Overall, commissioners voiced positive comments.

Hearing no further questions, the chairman entertained a motion.

Motion by Commissioner Mead, second by Commissioner Case to recommend approval for a Site Plan amendment to Resolution 2016-67 related to the improvements to the bell tower plaza area at Geneva Commons, and incorporating staff's report, as presented. Roll call:

Aye: Case, Evans, Kosirog, Mead, Slifka, Stevenson, Stocking

Nay: None

MOTION PASSED. VOTE: 7-0

Public Comment – None.

Other Business

City Planner Paul Evans reported the above case will go to the Committee of the Whole on March 27, 2017. The Aldi expansion case will be discussed at this coming Monday's Committee of the Whole meeting (March 13th). Mr. Evans stated there will be a text amendment discussion at the March 27th Committee of the Whole meeting regarding better public notification to residents about upcoming petitions. Topics that will be addressed include earlier notification of a petition, increasing the distance from a subject property, and the number of times a petition is being noticed. Per Commissioner Evans' question, the applicant will be responsible to pay for the notifications.

For the April meeting, Mr. Evans anticipates some housekeeping matters on the agenda.

Commissioner Mead inquired if staff was still planning to hold a session with the commissioners, on an off-month, about how the Plan Commission runs its meetings. Mr. Evans would speak with the community development director on this matter.

Chairman Stocking mentioned there was a notice of a new development behind the Lowe's store (just off of Randall Rd.) and inquired whether staff was working with the City of St. Charles on this development. Mr. Evans stated the residential development was Prairie Winds and staff was tracking it. Dialog also followed regarding the old St. Charles Mall on Route 38.

Commissioner Evans shared a summary of the panel discussion she participated in that was hosted by Preservation Partners this past Saturday in Batavia. She stated there was good public participation and it was a well organized event hosted by Preservation Partners.

Lastly, dialog followed on who attended the planning session yesterday in downtown Chicago, wherein it was mentioned that Ald. Bruno also attended the session.

Adjournment

Meeting was adjourned at 7:16 p.m. on motion by Commissioner Evans, seconded by Commissioner Case. Motion carried unanimously by voice vote of 7-0.