

**PLANNING AND ZONING COMMISSION MINUTES**  
**City of Geneva**  
**109 James Street - City Council Chambers**

**January 28, 2021 – Meeting #21**

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Chairman Stocking called the meeting of the Geneva Planning and Zoning Commission to order at 7:00 p.m. He reviewed the proceedings for the remote meeting.

Roll call followed:

Present: Chairman Stocking; Commissioners Evans\*, Holomon\*, Mead\*, Slifka\*, Matyskiel\*, Rittenhouse\*

Staff Present  
in Chambers: Community Development Director David DeGroot; City Planner Chayton True; City Attorney Ron Sandack

Also Present: Applicant, Tracey Manning for the Burton Foundation; Sonntag Court Reporter Joanne Ely, Recording Secretary Celeste Weilandt

(\* Remote)

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**Approval of the Agenda**

**Motion by Commissioner Mead, second by Commissioner Slifka to approve the agenda as presented. Roll call:**

**Aye: Matyskiel, Evans, Holomon, Mead, Rittenhouse, Slifka, Stocking**

**Nay: None**

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

**Approval of January 14, 2021 Minutes**

**Motion by Commissioner Evans, second by Commissioner Rittenhouse to approve the January 14, 2021 minutes, as presented. Roll call:**

**Aye: Matyskiel, Evans, Holomon, Mead, Rittenhouse, Slifka, Stocking**

**Nay: None**

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

**Public Hearing** *(continued from January 14, 2021)*

Chairman Stocking opened up the public hearing.

**A. Emma's Landing** – Annexation; a Comprehensive Plan Amendment, Preliminary/Final Plat of Subdivision, and Final Planned Unit Development Plan to allow the construction of a 45-unit affordale rental townhome project. *Location:* Generally located north of the Lewis Road nd Heritage Court intersection; *Applicant:* The Burton Foundation, represented by Tracey Manning.

Chairman Stocking relayed that additional written comments from the public were received and were available on the City's web site under the Minutes tab/link. Director DeGroot noted that the applicant provided responses to some of the questions from the January 14<sup>th</sup> meeting under the same link. Chairman Stocking invited the public to comment.

Ms. Spetlana Relavocka (phonetic), 872 Wood Avenue, explained that her family moved to their home five years ago and chose the area due to its proximity to nearby walking/bike trails and asked if the bike trail could be incorporated into the new development. She read the description of the site on The Burton Foundation's (the "Foundation") web site, but pointed out there was no access to public transportation and no corner store for shopping. She said the development will unintentionally segregate the tenants from the neighborhood and shops. The site's right location and proper management would be key for the proposal. Ms. Relavocka relayed the poor reviews received on the Foundation's website regarding its properties. She did not support the proposal.

Mr. Tom Simonion, supported affordable housing as long as it was fair, equitable and made sense for all parties. He believed the proposed development did not satisfy those items but with some changes it could. He did not believe the virtual meeting process was appropriate for the citizens because the last meeting encountered virtual connection problems and citizens could not speak. Mr. Simonion mentioned the City's affordable housing plan that was adopted in Resolution 2020-50 for the addition of 180 housing units in the community. The proposed development would mean that the Sterling Manor subdivision would be contributing 25% of the total affordable units required to meet the 10% goal and he did not believe that was fair. Mr. Simonion referenced the economic impact study that was submitted reflecting the correlation between the proximity of an affordable rental community and the annual price of appreciation, noting those closest to the development would receive half the appreciation of homes further away, which was not fair. He asked if an economic impact study was done when the property was zoned, which was a requirement by an Illinois Supreme Court ruling.

Another concern was the second variation request for the centerline, which Mr. Simonion pointed out in Geneva's subdivision code, required the centerline of a street to align with the centerline of the street opposite the intersection. He voiced concern that the proposed alignment "should" mitigate potential vehicle conflicts at the intersection. Mr. Simonion further asked the applicant to reduce the development's density to 20 to 22 units, asked where the 5% of surface water would settle on the site, and who would be responsible for it when it causes damage. He would submit his (written) comments to the commission. Mr. Simonion believed a compromise existed where the density should be reduced, revise the street alignment, and include senior affordable housing in the development.

Ms. Andrea Jenikus (phonetic), 2887 Caldwell Lane, appreciated the commission continuing the public hearing from last month, discussed the documents she reviewed, and said she wanted affordable housing in the City with a more economically diverse community and senior housing. However, she wanted residents/officials to understand what the Foundation was proposing, asked the commission to do its research on the Burton Foundation -- to not just push the development through -- and for the applicant to be transparent. She posed a number of comments/questions to the Foundation, including concern about the City's initial donation of the land only to have the Foundation come up with 80% of the funds of the appraised value. She asked why it was not disclosed that the general contractor for Door Creek Construction was Brian Stellhauer (phonetic) -- the applicant's husband -- and that Mayor Burns and her husband were friends and discussed the project for some time. In addition, the applicant and her husband would be making a significant profit. She asked why Ms. Manning's friend and co-developer, Mr. Bergman, decided to purchase three acres of land (over \$500,000) and then donate it to the Foundation so the applicant could have an access point. She questioned whether the residents needed to know if the land was annexed into the City would Mr. Bergman be receiving kick-backs.

Ms. Jenikus asked for clarification of the number of students (listed in the Just the Facts brochure) proposed to come from the development. When mentioning median incomes, she asked why seven units were being set aside as "supportive housing" and were they permitted in R-7 zoning. Ms. Jenikus closed by stating that one common goal residents have is to assist people in need but at what cost. She asked the commission to carefully consider the information presented, wanted to see

affordable housing in the community because she was aging, and offered to be on a committee that discussed affordable housing in the City.

Resident, Mr. Chris Bonner, noticed that traffic study equipment was installed on Lewis Road near the proposal and did not understand why a traffic study was being conducted during a pandemic.

Ms. Amy Mayer, 2026 Wellington Court, believed the offset of lanes was not a priority and was pleased to see the development. The tenants would be happy and she hoped the commission would grant the variances.

Mr. Mark Alexander, a resident of Peterson Court, stated that most of the residents who have spoken and who live in the area opposed the development due to density, traffic and no walkability. He said the applicant's prior statements that the development would be for the City of Geneva and for Geneva residents, was misleading. He agreed the transparency was poor and believed the community should have been included earlier. Should back-door deals exist, he indicated he would be disgusted if the project went through, especially with so many misrepresentations.

Ms. Jill Nippert, a resident of Heritage Court, voiced her objection stating the development was too large, would cause more water run-off, and the traffic study was done during a pandemic which would not reflect the true numbers during the school year. She opposed the development.

Mr. Steve Hernandez, 2887 Old Mill Court, president of Sterling Manor Townhome Community, said no one had reached out to him on this development nor reached out regarding the parcel of land the townhome community association owned. He confirmed that the association does maintain the pond that butts up against the proposed property and would provide the proper documentation for it. He reached out to the commissioners should they have questions of him.

Ms. Martha Pasche (phonetic), supported the development and asked the commission to grant the variances. She reached out to the Foundation, did have a chance to tour their South Elgin property and was impressed by it. She recommended that the commissioners tour the Foundation's properties.

Chairman Stocking invited applicant, Ms. Tracey Manning, to respond to the public testimony.

Applicant, Ms. Tracey Manning, representing the Burton Foundation, responded to questions, stating there was no plan for a bike path within the development. The Centerville Courts community in Centerville, Illinois was a development she inherited which needed physical improvements, including updated interiors. She was seeking other avenues for financing. As for the comment about donation of land prior to the application being submitted to the Illinois Dept. of Housing Authority (IDHA), Ms. Manning explained the two-phase financing process for such developments, provided details, and generally discussed some of the people with whom she does business. Her husband was a staff person for Door Creek Construction and the IDHA was aware of that. She also noted the development's units were being marketed as non-age restrictive and anyone could live there. Developers had to add a percentage of supportive housing to the affordable housing component. Ms. Manning stated she works with an agency (third-party) that supports those individuals who live in the community that need job training, tax management, budgeting serves, etc. No back room negotiations were occurring.

Ms. Manning then addressed questions from the January 14<sup>th</sup> meeting as they pertained to building structural requirements, site drainage, buffering from Lewis Road, and the use of the fire lane with proposed signage. She stated there would be no sprinkler system, per building code, and that no serious soil issues existed, per a report. Building material (LP smart siding) for the townhomes was reviewed along with warranty information. Ms. Manning relayed that Door Creek Construction was chosen because they did a very good job. How tenants were chosen for the development followed (via

Tenant selection plan). Asked whether the number of children for the proposed development could be limited, Ms. Manning responded in the negative saying it was discriminatory. Responses followed regarding the on-site property manager's hours of operation and how tenant background checks are conducted.

Ms. Manning stated she could not guaranty the tenants would be Geneva residents, but the goal was to promote such developments for people who work in the community to provide them a place to live if they do not live in Geneva. Marketing would be strong in Geneva. If a resident's income increased from the 60% bracket, the person would be transferred to the 80% bracket. Tenants could also leave the development if they choose so. The property would have a property manager and maintenance person. Ms. Manning said that all of the meetings she was invited to attend over the past months were with the City of Geneva and she did meet with the president of the Sterling Townhome Homeowners Association along with two board members. She invited commissioners to review a standard lease application, said a wait list did exist, and the development was non-age restrictive.

Ms. Manning responded to questions pertaining to the leasing process, tenant screening, lease renewals, real estate taxes, as paid by the development, supportive housing, issues with other properties, and overall property values. Per the applicant, no employee, board member or anyone related to the City of Geneva was an employee or board member of the Foundation. A crime-free addendum for each resident would exist. She agreed affordable housing should be in all types of structures, not just rentals, and those that do rent are just as vested in maintaining a vibrant and safe community just as homeowners. Additional responses followed as to the number of cars families could own, property manager training, federal tax credits that are sold to a private investor and that the number of children expected to live in the proposed development would not burden the school district. Per Ms. Manning, affordable housing was not a zoning issue but the developer did go through the same zoning process as a market rate developer and the housing development costs were the same as market redevelopment. Management standards were high because the Foundation has to show villages/municipalities that affordable housing does not mean lower standards. Ms. Manning pointed out the Foundation has followed the direction of City staff as it relates to zoning, building type, desire and density for the area.

Ms. Justin Opitz, traffic engineer with \_\_\_ Hamilton Associates, discussed the recent traffic counts taken last Thursday and explained that much historic data existed from IDOT in the surrounding area, which included pre-pandemic numbers. A comparison of numbers taken prior to the pandemic as well as current numbers, were done and adjusted accordingly for peak and non-peak hours.

Chairman Stocking invited commissioners to provide their comments.

Commissioners asked for clarification from the traffic consultant about the number of trips vehicles were taking in and out of the development, the comparison of the first traffic study to the more recent study (which had minimal change on the impact), and whether safety precautions would be added to the Lewis/Kaneville Road intersection. Commissioners further confirmed that the figures being presented by the traffic consultant took into account future land development but that the 2026 projects were conservative because of a slow down in land development during the pandemic. Commissioner Matyskiel confirmed that the firm, Vantage, located in Quincy, Illinois, was closed and their license had lapsed in 2018. He stated no licensed employees were listed. He further asked that the applicant explain the supervision the on-site manager would receive and would the training be done by someone locally in order to oversee that enforcement and policies were being followed.

Ms. Manning explained that the vice president (of Vantage) will visit the site when it is ready to be leased up and will remain on-site until it is leased, with training occurring. Per Matyskiel's question on whether a City policy existed to require a licensed manager on staff, Atty. Sandack stated in the affirmative and would ensure that all state requirements associated with the project would be met

should the plan progress, adding a condition for zoning variations that all licensing be brought up to the standards. Commissioner Matyskiel confirmed with staff that all soil studies being presented were submitted to Kane County. Per Director DeGroot, the development plans and grading plan were reviewed by the City's public works department, City engineer, and stormwater consultant.

Commissioner Evans recalled a resident's concern about wildlife (nesting cranes) and asked the applicant how that was being addressed, wherein Ms. Manning explained there was no plan for the wildlife. In the past she did complete a species report with the University of Illinois. Commissioner Evans asked staff if the site had protected habitat, wherein Director DeGroot indicated that testimony existed stating there were Sand Hill Cranes.

Mr. Brian Scheiber (phonetic), City engineer, stated he was not aware of any nesting cranes in the area.

Mr. Greg Chismark with WBK Consultants suggested that an endangered species consultation take place with the Department of Natural Resources to determine if endangered species exist, which could be handled during final storm water permit process.

Asked where the figure for the number of students to be generated from the development came from, Director DeGroot explained the 100 student figure was posted incorrectly in the "Just the Facts" brochure. He explained where the figure originally came from (land cash), and said the number should have been taken from Total Student population, i.e., 10 students. Commissioner Mead pointed out that the 10 students pertained only to those using the school system and not for infants/toddlers living in the development. Regarding a statement that was made at the January 14<sup>th</sup> meeting pertaining to prospective residents having to live and work in Geneva, Commissioner Mead clarified it was never his nor probably Ms. Manning's intention to say there would be a requirement that a resident was from Geneva. Rather, Mead clarified his statement by stating the property would be an alternative for people living in Geneva and in the Fox Valley to live closer to where they work. Chairman Stocking added that under the Fair Housing rules you cannot require Geneva residents to be part of the development.

On a different matter, Commissioner Rittenhouse inquired of Ms. Manning if the Foundation ever constructed low-income townhomes for individuals to own, wherein Ms. Manning relayed that their projects were rentals for now but other types of housing and market rate housing existed mainly in Chicago. Asked if the Foundation would ever consider purchase for this development versus rental, Ms. Manning pointed out a land use restriction existed for the property. Commissioner Evans confirmed with Ms. Manning that the proposed development would be open to all ages.

Chairman Stocking opened up the meeting to public comment on this evening's meeting.

Ms. Cheryl Marks, residing on LaBaron Court in Randall Square, asked about the traffic study (June 2018) and questioned the numbers because they differed greatly from June report as compared to October. Regarding the intersection of Fargo and Lewis, she described that a large number of vehicles travel there. Also, on her own street six houses existed with 25 cars. She found it difficult to comprehend the development's estimate of 10 kids and 1 car per household with only 20 trips in/out. Ms. Marks inquired how the two retention ponds would work together as it relates to flooding, and what was the plan for foot traffic traveling through the nearby parking lots to the grocery stores.

Mr. Justin Opitz, traffic consultant, explained the former traffic report was submitted in June with no collected numbers; however, the more recent traffic report did include collected numbers from last week. He did not believe the development would have a large impact on the roadway. He discussed the timing aspect for the Fargo and Randall intersection and believed the development's impact would be minimal.

Mr. David \_\_\_\_\_, the civil engineer for the project, explained the current drainage for the site and the fact that the new pond would be constructed higher in elevation in order to capture 1.8 acre feet and release the water in a seven-inch restrictor into the lower pond, improving the situation. Director DeGroot relayed that the City engineer ensured that the development met the requirements of the Kane County stormwater ordinance and that currently there was no stormwater management system for the property. Per DeGroot, the City recognized the area's water issues and engaged WBK Consultants to do a watershed study for the entire City, which he hoped would identify and resolve such issues.

Ms. Lindsay McAll, 2732 Peterson Court, inquired why Door Creek Construction was chosen, the fact that no information for that company was found on the web site, and whether a construction cost breakdown was submitted to the City, since a conflict may exist. She inquired about the Stonebridge of Gurnee development -- where Vantage was the property manager -- and inquired about certain crimes that took place and whether the perpetrators were provided with warnings, assessed fines or not offered lease renewals. Ms. Manning offered to get Ms. McAll the Door Creek information from the City; the cost estimate was done by a third party. Ms. Manning pointed out that the Stonebridge of Gurnee development was a supportive living facility with physically disabled individuals. She offered to speak to the property management company and executive director of that building to review calls from the last three years to find out what occurred for Ms. McAll.

Ms. Jill Wilgar, 2615 Cedar Avenue, was surprised to see that supportive living units would be included in Emma's Landing and asked whether it was allowed in R-7 zoning. She asked for the housing market evaluation for the Elgin property, which she understood was done on a vacant industrial site. Lastly, she asked why a market analysis was not done for the proposed development when one was done for the Elgin site. She recalled this commission asked for a market analysis at its March 2020 meeting. Ms. Manning affirmed that seven supportive living units would exist and that agencies can assist with anything from ensuring someone is taking their medicine to job training or case management. She described how the township assessor's office provided assessment information on the Water's Edge property in Elgin. It was not done for Geneva because affordable housing did not exist pre- or post-construction. Dialog between Director DeGroot and the Chairman indicated that no control existed for supportive living nor was it controlled in residential zoning in the City.

Mr. Martin Autominelli (phonetic) asked what "leasing up" of properties meant; asked Ms. Manning to clarify the waiting list; point out where the bus stop will be located for the children of this development; whether an on-site manager will be living at the development; and would there be a safety barrier by the railroad tracks. He believed that Ms. Manning should have been transparent by disclosing that her husband was the president of the general contractor. Ms. Manning explained how she advertised for leasing up the property and how she created a waiting list. The hours of the on-site manager were explained. There was no safety barrier planned for the nearby tracks but she offered to discuss bermming if funds became available. The school district would determine the location of the bus stop.

Replying to Commissioner's Rittenhouse's question, Ms. Manning indicated her husband was a project manager, not the president. Commissioner Mead indicated it was important to note that the contractor for the Oswego development was hands-on, the building was of similar design, similar materials and next generation, and the contractor appeared to be a contractor that could construct such projects. Commissioner Matyskiel confirmed that local supervision/training for management took place on site.

Resident, Mr. Joe Keefer (phonetic), pointed out that just because seniors can live at Emma's Landing does not satisfy anyone's desire to have senior housing and the seniors applying had less chance of living at the development when they were competing against applicants from the State. He read a prepared statement objecting to the venue for this project; believed the project needed a thorough review. He did not have time to review all of the documents and suggested that if answers

were going to be publicized to allow more time before going into a meeting. He stated he would object if the commission voted on the project tonight, given that the residents had only had minutes to review 250 pages.

Mr. Steve Hernandez, president of Sterling Manor's HOA, confirmed with the engineer that the retention water would drain via a control structure with a 7-inch hole, from one pond to the west pond.

Ms. Karen DeMaris, 748 Lewis Road, voiced concern about security, safety issues and asked the commission to review the application carefully. She asked Ms. Manning to review all of her properties as it relates to police logs. She further asked what occurs after a background check is done. Referring to a Batavia study on affordable housing in communities such as Geneva, Ms. DeMaris asked to have such a study done and not compare it to an empty lot with a semi-truck parked on it. Ms. Manning stated background checks are on every person and are treated on a case by case basis. Class X felons were not allowed in her buildings.

Ms. Stephanie Stewart, 2923 Caldwell, pointed out that some of the people (possibly homeless) living in the supportive housing units may find it difficult to travel to grocery stores, get to medical services, or travel to work. She asked why no economic impact study was done on this project, given other studies were done. She asked Ms. Manning on how she planned to explain to the residents living between Randall Square, Sterling Manor, Sunset Prairie and On Brentwoods Pond that their homes will not appreciate at the rate they could if no such development was constructed and why true evidence of it increasing home value was not required. Ms. Manning indicated that supportive housing residents usually have SSDI (social security disability income) or SSI (social security income) and they drive. Some residents also had family members to pick them up or they call taxi-type services.

Per Commissioner Mead's question on supportive housing, Ms. Manning affirmed the seven units of supportive housing were required and if there was less of a demand for them she could rent to traditional tenants within a certain time limit.

Ms. Lynn Morabeck (phonetic), a resident on Lewis Road, asked commissioners if they actually knew whether Ms. Manning's husband was the contractor for the project. She cautioned commissioners about the applicant's transparency and her character.

Mr. Steve Hernandez, president of Sterling Manor HOA, asked for clarification on how the City or developer planned to access private land that was owned by the HOA and how the proposed pond would drain to the lower pond.

Mr. Dave Riondo, engineer and land surveyor for the project, explained how he researched the project and reviewed the plats. On the parcel the City owned, he relayed the City had every right to drain the water down into the pond. Also, the crescent lot in front of the site had every right to cross for drainage and utilities. He explained what occurred when the pond overflowed.

Given the late hour of 10:00 p.m. Chairman Stocking asked whether the commission wanted to continue the hearing or suspend it. **Motion by Commissioner Mead, second by Commissioner Evans to continue the public hearing past 10:00 p.m. to 10:30 p.m. Roll call:**

**Aye: Matyskiel, Evans, Holomon, Mead Rittenhouse, Slifka, Stocking**

**Nay: None**

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

Mr. Joe Keefer, returned and asked how much in taxes was the City receiving from the Foundation, who would be reviewing the tenant applications, and while there was mention that Geneva residents should be taken care of in the Foundation's responses, there were no expectations to assist the citizens of Geneva. The Foundation responded that the Fair Housing Act prevented them from

restricting access to a certain locality. Instead, he stated the Federal Housing Act does not apply to situations involving proximity; but rather, protects certain classes of people based on race, gender, sexual orientation, disability, etc. He explained the reason why the Foundation cannot restrict its tenants was because the Illinois Housing Development Authority requires it. IDA will not give the benefit to the Foundation to benefit Geneva. IDA will give the Foundation tax benefits to benefit anyone in the State. Therefore, he explained, the Foundation must accept a person in Illinois with a housing voucher as equal to an applicant from Geneva.

In addition, Mr. Keefer stated the residents at this meeting could talk about the tenants who will be living at the development because the City has to ensure the Foundation takes appropriate steps to take care of disabled tenants -- citing they are a protected class -- and if the Foundation does not do so, the City was liable. The same applied for supportive housing. He questioned whether the seven units were multi-bedroom, whether the tenants would know each other, and if not, was the building considered a homeless shelter. He believed the commission needed to determine whether to recommend the development based on the information it had currently. Mr. Keefer inquired of the Foundation as to how it would manage occupancy rates in the units, what was meant by zero tolerance (eviction standards), and understood that the housing financial impact study submitted by residents of Sterling Manor to the Zoning Committee was invalid. He indicated the same study was submitted to the Batavia City Council and ignored by one or two alderman and was dismissed by elected proponents of the Campana development. For such reasons he did not support Emma's Landing.

Ms. Manning responded that third-party management (Vantage) manages the buildings, any person in Illinois could live in any building in Illinois, and marketing the property would take place locally and be published in newspapers. The maintenance person would be responsible for contacting the property manager regarding occupancy numbers, zero tolerance translated to written violations, and criminal activity could constitute an eviction. Chairman Stocking confirmed the project was estimated at \$18,000,000 and would be taxed appropriately but for now the City owned the land and it was not taxed. The land cash/ impact fees for the school district would apply accordingly.

Mr. Chris Vonner (phonetic) voiced concerns about the way the traffic study was done and the safety issues he and his daughters experienced when crossing Lewis Street to get to the playground.

Mr. Don Enman (phonetic), 748 Lewis Road, asked Ms. Manning if she had written documentation for tenants who do not follow rules, wherein Ms. Manning explained that such tenants are issued warnings, are fined, not offered a lease renewal, or are evicted depending on the severity of the issue. Mr. Enman asked if there was an actual written zero tolerance policy.

On that note, Commissioner Matyskiel asked if Ms. Manning could provide copies of the rental criteria and community policies to review. Commissioner Mead clarified, from his own real estate experience, the relationship between tenants and landlord which would be dealt on a case by case basis. The Foundation managed its property in a commercially acceptable manner similar to other properties in the industry. To the above points, Commissioner Rittenhouse asked Ms. Manning to have Vantage put up a web site to respond to some of the concerns being raised by the public. Ms. Manning explained she would ask the management company if they could provide copies of their documentation but also asked if it was a requirement of the City for other complexes that are constructed.

Mr. Enman, 748 Lewis, appreciated the commissioners obtaining the information and suggested having it as a condition before moving forward with the project.

Chairman Stocking appreciated the questions being raised but reminded the public that questions of zoning and planning pertained to the commission while other comments/questions may not be germane to the discussion and, therefore, no comments were being made by the commissioners.

Mr. Enman agreed that some of the questions being raised were not germane to planning and zoning; however, he believed it was matter of what the citizens were interested in and the City's desire to serve its citizens. He objected to the project and hoped the City would start over with someone having integrity and transparency because the City deserved that.

Mr. John Collier (phonetic), voiced concern about property value appreciation within one mile of an affordable housing development which decreased one-half of three percent as compared to other properties located further away. He stated a conflict of interest existed if the applicant's husband was involved in the project. He asked whether all or some of the supportive housing services would be conducted in the leasing management offices; whether there could be a 24/7 arrangement for the property management support; and for Ms. Manning to respond why a market analysis was not done in Geneva like the one done in Batavia. Ms. Manning stated her housing example was provided and located in South Elgin, which was close to Geneva. Regarding the supportive housing services, the agencies privately spoke to the residents in their own homes. A 24/7 "policing" did not take place. And, an after-hours phone number did exist for maintenance issues.

Resident, Mr. Mike Shilling, asked how the enforcement of unit occupancy rate occurred, wherein Ms. Manning explained a guide existed which basically stated two individuals per bedroom. She provided details and would share the guide. Director DeGroot added that occupancy was regulated under the City's building code with enforcement restrictions on the units.

Chairman Stocking invited the applicant to provide last comments. No comment received.

Commissioner questions followed on whether staff had ever requested another traffic report to justify the first report, wherein Director DeGroot explained that WBK Consulting did review the first traffic report and did request additional information.

Upon hearing tonight's testimony Commissioner Mead summarized that he did not hear any new issues and the ones that did come before the commission included: traffic, density, building orientation, runoff and flood control, the variances, property values, and the conditions in staff's report to be added to any motion made. He was comfortable that the virtual meeting process worked and he could make a motion but asked to hear from fellow commissioners. Commissioners Evans, Holomon, Slifka, Matyskiel, and Rittenhouse agreed enough testimony was provided.

**Motion by Commissioner Mead, second by Rittenhouse to close the public hearing. Roll call:**

**Aye: Matyskiel, Evans, Holomon, Mead, Rittenhouse, Slifka, Stocking**

**Nay: None**

**MOTION PASSED. VOTE 7-0**

Commissioners agreed to discuss the above application at their regularly-scheduled meeting of February 11, 2021 meeting.

### **Adjournment**

**Meeting adjourned at 10:55 p.m. on motion by Commissioner Evans, second by Commissioner Holomon. Roll call:**

**Aye: Matyskiel, Evans, Holomon, Mead, Rittenhouse, Slifka, Stocking**

**Nay: None**

**MOTION PASSED. VOTE 7-0**