

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

February 13, 2020 – Meeting #9

Chairman Stocking called the meeting of the Geneva Planning and Zoning Commission to order at 7:00 p.m. Roll call followed:

Present: Chairman Stocking; Commissioners Evans, Kosirog, Mead, Rittenhouse, Slifka

Absent: None

Staff Present: City Planner Paul Evans

Public Present: Applicant Steve Bertheau, 520 Ray Street, Geneva; Residents Pat and Linda Riley Murphy, 674 Ray Street, Geneva; Planet Depos Court Reporter Joanne Ely

Approval of the Agenda

Motion by Commissioner Kosirog, second by Commissioner Evans to approve the agenda. Motion passed by voice vote of 6-0.

Approval of the Minutes

January 9, 2020 – A change was noted on Page 2 to delete the word “lightening” and insert the word “lighting.” Delete the words “regular also” and insert the words “regulation also”. **Motion by Commissioner Kosirog, second by Commissioner Evans to approve the Minutes of January 9, 2020, as revised. Motion passed by voice vote of 6-0.**

January 23, 2020 – No changes. **Motion by Commissioner Kosirog to approve the January 23, 2020 minutes, as presented. Second by Commissioner Slifka. Motion passed by voice vote of 6-0.**

Public Hearing

Chairman Stocking swore in those who would be speaking on the following public hearings.

A. First Resubdivision of Woodland Subdivision – Preliminary/Final Plat of Subdivision Approval for a 2-lot Single-Family Subdivision in the RE Single-Family Residential District. Location: Southwest corner of Ray Street and South Batavia Avenue. Applicant: Steve Bertheau.

City Planner Evans read into the record the contents of the Planning and Zoning file.

Applicant Steve Bertheau, 520 Ray Street, Geneva, discussed that his property was subdivided into 5 lots by the previous owner. However, he is the owner of four of the Woodlands lots purchased in May 2019. He and his wife were asking to consolidate four of their lots into one lot. Extensive landscaping was planned. The existing home would receive renovations. Mr. Bertheau shared his plans to beautify the entire lot, incorporating the current parkway trees into his landscaping plan and cleaning up dead trees.

No commissioner questions followed. However, Planner Paul Evans explained that because the applicant has been working with the City’s public works department, and it has been determined that the applicant’s plans are far enough along that he can go straight to a building permit, Planner Evans asked that Condition No. 6 (final engineering requirement) be deleted from staff’s report. Mr.

Bertheau elaborated on the interactions he has had with the public works department as it relates to the stormwater system. Mr. Bertheau explained he was also fine with the watermain line configuration crossing his property as discussed with the City's public works department and with WBK Engineering.

The Chairman invited public comment. None received.

**Motion by Commissioner Evans to close the public hearing, second by Commissioner Kosirog.
Roll call:**

Aye: Evans, Kosirog, Mead, Rittenhouse, Slifka, Stocking

Nay: None

MOTION PASSED. VOTE: 6-0

Motion by Commissioner Mead, second by Commissioner Kosirog to approve a Preliminary/Final Plat of Subdivision Approval for a 2-lot Single-Family Subdivision in the RE Estate Single-Family Residential District located at the Southwest corner of Ray Street and South Batavia Avenue, subject to the findings of fact contained in staff's report and further subject to the five 5 following conditions:

1. The condition requiring the establishment of a backup Special Service Area to ensure the stormwater detention is properly maintained under Resolution 2016-66 is no longer required under the proposed subdivision plan and will be eliminated.
2. The applicant shall plant two Red Oaks and two Japanese Lilacs as parkway trees along Ray Street in accordance with the Tree Inventory and Preservation Plan.
3. The applicant shall contribute \$780.00 to the City tree bank fund in lieu of planting 3 parkway trees along S. Batavia Avenue, in accordance with Section 11-10A-9 of the Zoning Ordinance.
4. The 674 Ray Street property owner shall plant two Japanese Lilac trees as parkway trees along Ray Street in accordance with the Tree Inventory and Preservation Plan.
5. The 674 Ray Street property owner shall contribute \$260.00 to the City tree bank fund in lieu of planting 1 parkway tree along Ray Street, in accordance with Section 11-10A-9 of the Zoning Ordinance.

Roll call:

Aye: Evans, Kosirog, Mead, Rittenhouse, Slifka, Stocking

Nay: None

MOTION PASSED. VOTE: 6-0

B. Zoning Ordinance Text Amendments – Request for text amendments to Title 11 (Zoning) of the Geneva Municipal Code related to the following accessory structures: pergolas, gazebos, trellises, summerhouses, arbors and shade sails. The proposed Zoning Ordinance Text Amendments are as follows: Chapter 2 (Definitions of Words and Terms) defining accessory structures; Chapter 3 Section 11-3-3 (Accessory Buildings and Uses) related to regulations for certain accessory structures; and Chapter 15 (Zoning Illustrations – Accessory Structures) related to illustrating certain accessory structures. *Applicant: City of Geneva.*

City Planner Evans proceeded to read into the record the contents of the Planning and Zoning file and recalled that the commissioners discussed various changes on this matter at their last meeting. Also, the Historic Preservation Commission reviewed the changes. To date, staff was presenting a clean draft of the changes for commissioners' review.

Per staff, some items such as lighting were removed because so many nuances existed and staff agreed that it was better to remove the item then bring it back at a later date if it became an issue.

Definitions were not changed from the last meeting. However, Planner Evans explained that heights, as discussed prior by the commissioners, would create a conflict with the Attached Accessory Building and Uses section and so the existing verbiage, which stated “any detached accessory building or structure shall not exceed the height of the principal building or the structure and zoning lot, or 25 feet, whichever is less” was revised to read “the height of accessory buildings and structures, unless otherwise noted”. Clarification followed.

Regarding the definition for Pergolas, language was added “or extend eight (8) feet into the required street setback” to make the language consistent with the other district standards. Discussion followed if a second floor deck was covering the pergola could it be taller than the highest point on the house, and if so, did staff want to limit it to the highest point on the house. Questions arose whether a pergola could be constructed on a second floor deck. Planner Evans explained, again, that staff had discussions on how much regulation should be placed on the item and it was a wait and see type issue.

Shade sails were now revised to allow up to 15 feet (versus 12 feet) to allow for higher shade sails. Staff also modified the previous prohibition against shade sails not containing any graphics to not containing “any logos or advertisements” displayed on them.

Trellises were discussed next with commissioners not being able to recall why attached trellises were not allowed in the front yard. However, commissioners seemed to recall detached trellises may have been the issue. The differentiation between front yards and street yards were discussed as they relate to trellises and shade sails. For attached trellises, commissioners were fine with them being allowed in the front yard.

Reviewing detached arbors, Planner Evans indicated there were no changes except for the removal of lighting due to so many variables that existed, i.e. what is considered low wattage, how many lights will exist, etc. Instead, he said the City’s lighting standards would oversee this area. Other minor changes were noted by Planner Evans.

Commissioner Mead inquired about screened-in gazebos and whether staff considered them summerhouses but he then realized they had the same limitations as open air gazebos.

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

Aye: Evans, Kosirog, Mead, Rittenhouse, Slifka, Stocking

Nay: None

MOTION PASSED. VOTE: 6-0

Motion by Commissioner Mead, second by Commissioner Evans to approve a request for a proposed Zoning Ordinance text amendments as indicated in staff’s report with one change noted in tonight’s public hearing that in the restrictions for attached accessory structures related to trellises, that the phrase “allowed in any yard except the front yard” be eliminated:

1) Chapter 2, Section 11-2-2 (Definition of Word and Terms) related to defining certain accessory structures (Pergolas, Gazebos, Trellises, Summer Houses, Arbors and Shade Sails);

2) Chapter 3, Section 11-3-3 (Accessory Buildings and Uses) related to the regulations for certain accessory structures (Pergolas, Gazebos, Trellises, Summer Houses, Arbors and Shade Sails) and;

3) Chapter 15, Sections 11-15-19 (Zoning Illustrations- Accessory Structures) related to illustrating what certain accessory structures look like, i.e., pergolas, gazebos, trellises, summer houses, arbors and shade sails.

Roll call:

Aye: Evans, Rittenhouse, Mead, Slifka, Kosirog, Chairman Stocking

Nay: None

MOTION PASSED. VOTE 6-0

Public Comment – None

Other Business

Planner Evans reported the upcoming February 27, 2020 meeting will have an annexation for 30 acres from the Kramer Farm which will allow access to the southern portion of Kautz Road into the industrial park, should a developer be interested in the area. Other projects included annexation of the Weber Farm near the DuPage Airport and the return of a trucking repair business that came before the commissioners for concept review last fall.

Adjournment

Meeting was adjourned at 7:47 p.m. on motion by Commissioner Evans. Motion passed unanimously by voice vote of 6-0.