

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

February 27, 2020 – Meeting #10

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: Megan Elsberg

Staff Present: City Planner Paul Evans

Public Present: Petitioner Margaret Bussey, 0N859 Old Kirk Road, Geneva; Ms. Linda Schultze, 0N567 Old Kirk Road, Geneva; Planet Depos Court Reporter Joanne Ely and Intern Devon Mackinac; Recording Secretary Celeste Weilandt

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 February 13, 2020 Minutes

Motion by Commissioner Kosirog to approve the February 13, 2020 minutes, as presented. Second by Commissioner Slifka. Motion passed by voice vote of 6-0.

Public Hearing

Chairman Stocking opened up the following public hearing and swore in those who would be speaking on the matter.

A. Kramer/Bussey Zoning Map Amendment – Request to change the zoning of approximately 30 acres upon annexation from “F” and “F2” Farming Districts (unincorporated Kane County) to “I-1” Light Industrial District. Location: East of Old Kirk Road and immediately south of the Union Pacific Railroad west line, commonly known as 00N849 and 00N859 Old Kirk Road. Applicant: Kramer & Sons, LLC/Margaret K. Bussey.

City Planner Paul Evans read into the record the contents of the Planning and Zoning file. He reviewed the staff report in more detail for the commissioners stating the City approached the petitioner regarding this 30-acre property. Currently zoned F1 and F2 Farming districts, the property has been used as a farm since the land was first settled. The proposed annexation, which was voluntary, was initiated by the City of Geneva to further its long-range plans and strategic goal objectives. The request was for I-1 Light Industrial zoning with the existing uses being legal non-conforming.

Further details followed regarding the petitioner’s annexation agreement, which requests a waiver of annexation and zoning fees, tax abatements, and the ability to connect to the Kautz Road extension. Benefits to the City of Geneva included 30 acres of future industrial land, improved contiguity for future annexations, and gaining the necessary public utility easements for future industrial development.

Planner Evans reviewed in detail the four standards as it relates to the map amendment being requested and recommended approval of the zoning map amendment from F1 and F2 to the I-1 Light Industrial zoning district.

Petitioner, Ms. Margaret Bussey, 0N859 Old Kirk Road, Geneva explained to the commissioners that she and the City were working on this matter for a couple of years. She discussed that the annexation was beneficial due to the TIF district, the ability to hook-up to the City's utilities, and options existed when she wanted to sell her property. Per questions, the landscape business no longer existed but she did have an agreement with some men who park their equipment on the property and help her manage the property.

Discussion from the commissioners and staff followed as to clarification of who the City was annexing the property from, whether any easements were being requested, and how the actual annexation agreement was processed through the City Council. Planner Evans proceeded to explain the annexation process and how the land comes into the City. Regarding the two exemption parcels that the Chairman referred to, Planner Evans stated they would remain as county-zoned.

The Chairman opened up the meeting to 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 zoning map amendment from "F" and "F2" Farming Districts (unincorporated Kane County) to "I-1" Light Industrial District, upon annexation, for property located east of Old Kirk Road and immediately south of the Union Pacific Railroad west line, commonly known as 00N849 and 00N859 Old Kirk Road, subject to the findings of fact in staff's report. Roll call:

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

Nay: None

MOTION PASSED. VOTE: 6-0

Public Comment – None

Other Business

Planner Evans reported that at next month's meeting the commissioners will review a concept plan for an affordable housing development consisting of 45 rentable units along Lewis Road. Commissioner Kosirog announced that National Census Day is April 1st. He encouraged commissioners to take the census pledge located on the City's web site and emphasized its importance. A status on the Dunkin Donuts project, located on the east side, followed by staff.

Adjournment

Meeting was adjourned at 7:19 p.m. on motion by Commissioner Evans, second by Commissioner Slifka. Motion passed unanimously by voice vote of 6-0.