

PLANNING & ZONING COMMISSION MINUTES

City of Geneva

109 James Street - City Council Chambers

April 13, 2023

1. Call to Order: Vice Chairman John Mead called to order the April 13, 2023, meeting of the Planning and Zoning Commission at 7:00 pm.

John Mead introduced himself and the commissioners and read a statement regarding the agenda and public hearing.

2. Roll Call

Present: Vice Chairman Mead and Commissioners Evans, Slifka, Holoman, and Matyskiel

Absent: Chairman Stocking and Commissioner Moran

Staff Present: City Planner Matt Buesing and Director of Community Development David DeGroot.

Others Present:

Paula Quetsch - Court Reporter

Kristin Sabatino - Recording Secretary

3. Approval of Agenda

Motion by Commissioner Evans to approve the agenda as presented. Second by Commissioner Slifka. The motion passes by a voice vote of 5-0.

4. Approval of Minutes

Minutes of September 22, 2022 - **Motion by Commissioner Evans to approve the minutes as presented. Seconded by Commissioner Matyskiel. The motion passed by a voice vote of 5-0.**

Minutes of October 27, 2022 - **Motion by Commissioner Matyskiel to approve the minutes as presented. Seconded by Commissioner Evans. The motion passed by a voice vote of 5-0.**

Vice Chairman Mead reviewed the rules and swore in the members of the public hearing.

The public hearing opened at 7:08 pm.

5. Public Hearing:

A. 101 Woodlawn Deck Variation – Request for a Variation from Section 11-3-3 of the Geneva Zoning Ordinance to allow a deck in a street yard and a Variation from Section 11-5E-4 to permit a street yard setback of 17 ft. instead of the required 20 ft. for the proposed deck.

Location: 101 Woodlawn Street, P.I.N. 12-02-332-007

Applicant: Allen Drewes of Old Towne Custom Builders, Inc.

(Court reporter notes)

City Planner Matt Buesing reviewed the request and documentation for a variation to allow a deck in a street yard for the proposed deck.

Vice Chairman Mead invited the applicant to speak. Allan Drewes of Old Towne Custom Builders, Inc. spoke on behalf of the applicant. Mr. Drewes reviewed the history of the past deck, plans for the location of the deck, and proposed materials.

Commissioners reviewed deck materials and invited public comment. No additional public comments were made.

Motion by Commissioner Matyskiel to close the public hearing. Second by Commissioner Evans. Motion passes by a voice vote of 5-0.

Commissioner Slifka noted that adding a condition to the applicant's request seems appropriate and is supportive of adding the condition.

Commissioner Holoman asked how specific the condition needs to be regarding materials and other factors. Commissioner Holoman wanted to confirm the materials of the current deck.

Mr. Drewes confirmed that the deck material is framed wood covered in a composite, and the railing is aluminum.

Commissioner Evans noted that the balusters were in a traditional style. She suggested that would be the preferred style now and in the future.

Commissioner Holoman noted that the area had changed a lot with new construction with different styles.

Mr. Drewes suggested not altering the location and dimensions of the existing deck. Also, the deck would need to meet current building codes.

Director DeGroot noted that the objective is to have the extension match the design and character of the existing stoop and railings.

Commissioner Holoman noted that there is no standard in place unless the owners were coming for the variation.

City Planner Matt Buesing noted that the owners are asking for a deck, not a porch.

Director DeGroot added that the variation is to allow a deck in this space, and there are different levels of decks and materials. By allowing a deck in the street yard, you can hold that deck to a certain character; it is a fair condition.

Commissioner Evans confirmed that you couldn't call the deck a porch since it doesn't have a roof.

Commissioner Holoman noted she would not want to put an extra qualifier on the variation request.

Commissioner Slifka stated that since it is a request for variation, he feels it's reasonable to tie what is being asked for today to the future appearance of the deck.

Motion by Commissioner Slifka to add a condition to the deck variation which would require that the construction and appearance of the deck are to remain consistent with the plans and specifications submitted in the application. Second by Commissioner Matyskiel. Motion

passes by a voice vote of 4-1. Aye vote - Commissioners Evans, Matyskiel, Slifka, and Vice Chair Mead. Nay vote - Commissioner Holoman.

Motion by Commissioner Evans to approve the variance from section 11- 5E- 4 to permit a street yard setback of 17 ft instead of the required 20 ft for the proposed deck. Second by Commissioner Slifka. Motion passes by a voice vote of 5-0.

Motion by Commissioner Slifka to approve the request for variation from section 11-3-3 of the Geneva Zoning Ordinance to allow a deck in the street yard on the following conditions: the deck's construction and appearance are to remain consistent with the plans and specifications submitted in the application. Second by Commissioner Matyskiel. Motion passes by a voice vote of 4-1. Aye vote - Commissioners Evans, Matyskiel, Slifka, and Vice Chair Mead. Nay vote - Commissioner Holoman.

6. Site Plan Review:

A. General Mills Expansion – Request for site plan review for a proposed 65,600 sq. ft. addition to the production facility and a 48,600 sq. ft. addition to the warehouse.

Location: 2089 Pillsbury Drive, P.I.N. 12-01-200-004, -011, -018, -019, -024, -028, -029, -030, & -031

Applicant: General Mills, Inc.

Civil Structural Architectural Engineer Mr. Thomas Matzek and Project Manager Ms. Allison Owen introduced themselves and spoke on behalf of the applicant.

Mr. Matzek reviewed the key messages for the commission. General Mills is excited to bring new products and investments to the Geneva site. The Project Panther expansion reviews progress towards fulfilling the original site master plan and continuing commitment in Geneva.

Ms. Owen reviewed the site history, including the Geneva Pillsbury Drive Site Development, which began in 1998 with the original City approval of the master plan to fully develop the property. The master plan showed a 500,000 SF facility with associated site improvements, including two phases of site stormwater basins. During phase one, facilities were constructed at that time with subsequent phases and additions in the following years. Both phases of

stormwater basins were fully constructed. Currently, the building footprint is approximately 273,200 SF. Project Panther proposes to add 114,200 SF bringing the total constructed footprint to approximately 387,400 SF.

Ms. Owen reviewed the Project Panther proposal highlights, including a one-story 65,600 SF production and packaging expansion. A one-story 48,600 SF warehouse expansion is proposed for the existing warehouse and adjacent manufacturing spaces. A 42-space employee parking lot expansion on the north side of the site. An updated site circulation and relocating trailer parking spaces. An expanded security perimeter, including fencing and gates. Utility relocations, modifications, and improvements for the proposed expansion. Landscaping updates, including parkway, parking lot, and screening trees. Site lighting for the new parking lot, trailer parking, and drives.

Mr. Matzek stated that the materials are all precast concrete and wall panels. The new expansion will be the same construction type.

Ms. Owen reviewed the site plan map. She highlighted the existing facility and new warehouse and production building. She reviewed the fence and perimeter as it relates to the site. Traffic flow will be similar for both employees and drivers entering the facilities to load and unload. She added there would be quite a bit of landscaping added.

Commissioner Evans asked if the fence was crossing the bike path. Ms. Owen confirmed the red line is the property line, not the fence line.

Commissioner Slifka asked about the retention basins being exclusive to the General Mills property. Ms. Owen and Mr. Matzek stated that some other areas drain to their site.

Vice Chairman Mead asked if the retention pond was sized for the initially proposed maximum. Mr. Matzek confirmed.

Vice Chairman Mead asked if the requirements had changed. Ms. Owen stated they are working through that with the Public Works Department.

Vice Chairman Mead asked for the number of employees. Ms. Owen stated that they have 160 employees across four shifts.

Vice Chairman Mead asked staff for the first condition of final engineering, does that include any open items like stormwater and traffic plan.

Director DeGroot confirmed that it's a standard condition on any site plan review. They require preliminary engineering approval before we get to the Planning and Zoning Commission and City Council stage. The City has approved it, and it's all in good order.

Ms. Owen stated that a wetlands determination was performed and confirmed there is no impact in their addition, but there are wetlands onsite.

Commissioner Holoman asked if the materials of the new construction are consistent with the ones that are existing and if there are any updates as far as making the buildings more eco-friendly.

Ms. Owen replied that it would meet current standards that would be more efficient, but nothing over and above the requirements.

Commissioner Evans asked about the time frame.

Mr. Matzek stated they are looking to start as soon as possible, with production starting in the late summer of 2024.

Motion by Commissioner Evans to approve the site plan for a proposed 65,600 sq. ft. addition to the production facility and a 48,600 sq. ft. addition to the warehouse, subject to the remaining outstanding conditions included in the report. Second by Commissioner Slifka. Motion passed by a voice vote of 5-0.

7. Public Comment

David Walonisak Geneva resident asked about new lighting on Geneva Drive.

Mr. Walonisak stated that he and other neighbors feel the new street lighting is too bright.

Director DeGroot stated that he would check with the Public Works Department.

Commissioner Matyskiel said he noticed bright lights and thought they might be staging lights for the construction crews.

Mr. Walonisak asked if there was any update on the Bullock Campus project.

City Planner Matt Buesing noted that it is still under review but is moving forward. They need to do another submittal for staff review.

Direction DeGroot stated they are working with the Kane County of Transportation and the City's Electric Division to get power to the site, but it is moving forward.

Mr. Walonisak asked if any documentation is available for what is going on in the southeast corridor: a master plan, scope of activity, or map to show the expected traffic activity.

Director DeGroot confirmed that the City has a southeast area master plan that outlines the general roadway network and existing wetlands.

Mr. Walonisak asked if anything showed the proposed new project and its potential impact.

Director DeGroot stated they don't have a master plan that shows projected traffic volume since that is considered case-by-case basis.

No other questions or comments in person or online.

8. Other Business

City Planner Matt Buesing stated that several projects are getting to the stage of coming before the Commission.

Director DeGroot wanted to acknowledge the staff change from Chayton True to Matt Buesing's promotion to City Planner. They are interviewing for Assistant Planner.

Vice Chairman Mead asked if the meeting would continue to be available virtually.

Director DeGroot stated he hadn't heard otherwise, and they plan to keep the virtual meeting in place.

9. Adjournment

Commission Evans moved to adjourn at 8:12 pm.