

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

July 8, 2021 – Meeting #27

Vice Chairman Mead called the meeting of the Geneva Planning and Zoning Commission to order at 7:05 p.m. and read a statement regarding the proceedings for the remote and in-person meeting.

Vice Chairman Mead reviewed the historical timeline of Agenda Item 5A as it pertained to the petitioner's application to date.

Roll Call:

Present: Vice Chairman Mead; Commissioners Holomon, Matyskiel*, Slifka, Moran
Absent: Chairman Stocking, Commissioner Evans
Staff Present: Community Development Director David DeGroot and City Planner Chayton True;
City Attorney Ron Sandack
Also Present: Court Reporter Joanne Ely with Planet Depos and Recording Secretary Celeste Weilandt*

(* Remote)

Approval of the Agenda

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

Aye: Holomon, Matyskiel*, Mead, Slifka, Moran
Nay: None

MOTION PASSED. VOTE: 5-0

Approval of June 10, 2021 Minutes

Motion by Commissioner Slifka, second by Commissioner Holoman to approve the June 10, 2021 minutes.

Aye: Holomon, Matyskiel*, Mead, Slifka, Moran
Nay: None
Abstain: Moran

MOTION PASSED. VOTE: 4-0-1

Review and Recommendation Session

A. Verizon Wireless Tower (previously continued) – A Special use to allow a concealed personal service wireless communication tower in the B5 Business District. Location: 1749 S. Randall Road. Applicant: Dolan Realty Advisors, LLC.

City Planner Chayton True announced the staff report and findings of fact were updated and a document was received by the applicant just prior to the meeting to add to the record but the hearing was already closed and the document would not be included for consideration.

Vice Chairman Mead invited commissioner discussion, wherein Commissioner Moran stated he did read the materials but because he had not participated in the prior discussions, would abstain from voting. Vice Chair Mead voiced his appreciation for staff taking the time to condense the material and public input but indicated the applicant did not obtain the information that was requested of him. Commissioner Slifka also concurred with staff's report in that there was information lacking from the applicant in trying to meet or respond to the standards, as reflected in their comments. Vice Chair Mead pointed out the conditions referenced in staff's report and found them to be reasonable if the matter were to move forward. A motion was entertained.

Motion by Commissioner Holomon to approve the special use to allow a concealed personal service wireless communication tower in the B5 Business District, subject to the findings of fact in staff's report and the conditions listed on page 11 of staff's report:

Concealed Monopole Design:

1. Final engineering plans depicting the compound designed to accommodate at least four carriers as required per Section 11-3-12(F)(i)(3) of the Zoning Ordinance;
2. The applicant shall provide the NEPA and Section 106 review reports;
3. All equipment feed lines shall be routed inside the monopole and all entry ports on the monopole shall be sealed to prevent wildlife intrusions;
4. The monopole shall be finished with a shade of color that will blend the tower with the background observed from ground level; and
5. The masonry wall surrounding the ground compound shall match the principal building on the zoning lot in color, architecture, and texture.

Mono-pine Design:

1. Detailed development plans, as were submitted for the concealed tower, shall be provided for the mono-pine and submitted to the Community Development Department for review and approval by City staff.
2. Final engineering plans depicting the compound designed to accommodate at least four carriers as required per Section 11-3-12(F)(i)(3) of the Zoning Ordinance;
3. The applicant shall provide the NEPA and Section 106 review reports;
4. All entry ports on the monopole shall be sealed to prevent wildlife intrusions; and
5. The masonry wall surrounding the ground compound shall match the principal building on the zoning lot in color, architecture, and texture.

Second by Commissioner Slifka. Roll call:

Aye: None

Nay: Holomon, Matyskiel, Mead, Slifka

Abstain: Moran

MOTION FAILED. VOTE: 0-4

(City Council to consider this application on Monday, July 19, 2021 at 7:00 pm in the City Council Chambers.)

Public Hearing

A. Variations – A request for a Variation from Section 11-5F-4B (Lot and Area Requirements) to decrease the required side yard setback from 6' feet to 3' feet and Section 11-5F-4C (Lot and Area Requirement) to increase the maximum allowable lot coverage from 40% to 50%.
Location: 801 Center Street. **Applicant:** Sam Giarratano.

City Planner Chayton True read the contents of the file into the record.

Vice Chairman Mead swore in Mr. Andy Giarratano, son of the applicant, Mr. Sam Giarratano, who was not present.

Mr. Andy Giarratano read/reviewed his father’s responses to the four standards of variation. With respect to the reasonable return standard, Mr. Giarratano explained that an existing 8 ft. wide deck has existed on the house for 40 years and the house sits sideways. The backyard is the side yard as compared to neighboring lots. In order to meet the standard, Mr. Giarratano, explained that the new deck could only be five-feet wide and it would be a reduction in property value because prospective buyers would find the deck to be useless. He believed the hardship would be that the deck could be a safety hazard especially if a wheelchair-bound individual could not get away from a fire. Regarding the character standard, the proposed deck would not devalue the character of the area and it was hidden by trees. Pushing the deck to 8 feet would be the minimum request. For the lot coverage, Mr. Giarratano explained that because it was a deck it would not affect run rain-off as compared to a solid roof.

Commissioners discussed that if the deck was to be repaired in its current location, there would be no variation, wherein Director DeGroot indicated the deck was in very poor condition and if the non-conforming structure was removed it needed to be brought into conformity or seek a variance. Per a question on when the ordinance was revised, Director DeGroot explained the zoning ordinance for the district under discussion was in place since 1995. Vice Chairman Mead stated he walked the site noting it was a well-maintained property, but it appeared the variance was the only hold-up. He suggested to Mr. Giarratano to have the two posts located on the exterior, which the applicant supported. Commissioner Moran voiced that the application appeared a fair proposal.

Vice Chair Mead invited public comment. No public comment was received. A motion to close the public hearing was entertained.

Motion to close the public hearing by Commissioner Slifka, second by Commissioner Matyskiel. Roll call:

**Aye: Holomon, Matyskiel*, Mead, Slifka, Moran
Nay: None**

MOTION PASSED. VOTE: 5-0

Motion by Commissioner Slifka to approve the request for variation to decrease the side yard setback from 6 feet to 3 feet based on staff’s findings of fact. Second by Commissioner Moran. Roll call:

**Aye: Holomon, Matyskiel, Mead, Slifka, Moran
Nay: None**

MOTION PASSED. VOTE: 5-0

Motion by Commissioner Slifka to approve the request for variation to increase the allowable lot coverage from 40% to 45% based on staff’s findings of fact. Second by Commissioner Moran. Roll call:

**Aye: Holomon, Matyskiel, Mead, Slifka, Moran
Nay: None**

MOTION PASSED. VOTE: 5-0

(City Council to consider this application on Monday, July 19, 2021 at 7:00 p.m. in the City Council Chambers.)

Public Comment – None

Other Business

Per staff, two public hearings are scheduled for July 22, 2021: 1) a special use request and variation for the Malone Funeral Home; and 2) an update on the City's land cash worksheets and market value figures. A concept review is also scheduled for the same date which will include a townhome concept at the former Cetron site (53 units.) Other applications in the pipeline included 521 Illinois Street, 417 W. State Street, and a truck repair company at Reed Road and Old Kirk Road. A new Community Development intern -- a student from Northern Illinois University -- has started this week.

Adjournment

Motion by Commissioner Slifka to adjourn the meeting at 7:50 p.m. Motion carried unanimously by voice vote of 5-0.