

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

August 11, 2022 — Meeting #44

Chairman Stocking called the meeting of the Geneva Planning and Zoning Commission to order at 7:00 p.m., and read a statement of procedures for participation in the meeting for those present remotely and in person.

Roll Call

Present: Chairman Scott Stocking, Commissioners Rebecca Holoman; Adam Matyskiel; John Mead; Tim Moran; and Michael Slifka

Absent: Commissioner Mim Evans

Staff Present: City Planner Chayton True and Assistant Planner Matt Buesing

Also Present: On behalf of Applicant: Andy Perille, Zach Bianchini, Jamie Putnam, and Nick Eboli; and Recording Secretary Vanessa Quail

Approval of the Agenda

Motion by Commissioner Slifka, second by Commissioner Matyskiel to approve the agenda. Motion carried unanimously by voice vote 6-0.

Approval of July 28, 2022 Minutes

Motion by Commissioner Moran, second by Commissioner Slifka to approve the July 28, 2022, minutes. Motion carried unanimously by voice vote 6-0.

Site Plan Review

Fox Valley Commerce Center - Requests for Final Planned Unit Development, Final Plat of Subdivision, and Site Plan Review for the first phase of a 75.23 acre light industrial development.

*Location: Generally located at the northwest corner of Kautz Road & Geneva Drive,
P.I.N. 12-01-200-001*

Applicant: HIP VI Enterprises, LLC - C/O Hillwood

Chairman Stocking read aloud the details of the subject site plan review, and noted that it does not require public hearing. He invited the Applicant to address the Commission.

Andy Perille, Vice President of Hillwood identified himself as the current owner and applicant of the parcel; and introduced those present with him. He stated that he is seeking approval for the first phase of the Fox Valley Commerce Center project, through their request for the final PUD, final plat of subdivision and

site plan review. He indicated the first phase would include two buildings that would be 266,760 square feet and 272,160, as well as the site detention area. Phase 2 would be graded over and landscaped upon completion of Phase 1. He noted that the site plan is consistent with the proposal that came before the Commission and City Council in March of 2022, and that the present plans and buildings have not changed.

Commissioner Mead thanked Mr. Perille for the presentation, and asked about the three points of ingress and egress on the site plan, as to whether that would be sufficient, or if there would be need for one more point on Geneva Drive. Mr. Perille indicated that it had not been determined, since at present they are focused on the phase one buildings.

Commissioner Slifka noted that the commission had reviewed this plan in the prior presentation; but was only curious about the construction schedule included, noting that it appeared that everything was ready. Mr. Perille said that they are only looking for final engineering approval for site grading during the warmer weather; and will plan to set utilities and panels in the winter, with the completion goal of the spring.

City Planner True addressed the commission to clarify that there will be two motions: (1) to approve the final PUD and site plan; and (2) to approve final plat of subdivision.

Chairman Stocking said that the plan is consistent with what was presented to the commission in March, and that there were no other issues. There were no further comments from the commissioners.

Motion by Commissioner Mead to approve the final PUD and site plan for the development of two industrial buildings located at the northwest corner of Kautz Road and Geneva Drive, subject to the findings of fact contained in the staff report and further subject to final engineering approval, prior to building permit issuance by the city. Seconded by Commissioner Slifka. Roll Call:

AYE: Holoman, Matyskiel, Mead, Moran, Slifka, Stocking

NAY: None

MOTION CARRIED 6-0

Motion by Commissioner Mead to approve the plat of subdivision for the development located at the northwest corner of Kautz Road and Geneva Drive, as presented and subject to the findings of fact contained in the staff report. Seconded by Commissioner Moran. Roll Call:

AYE: Holoman, Matyskiel, Mead, Moran, Slifka, Stocking

NAY: None

MOTION CARRIED 6-0

City Planner True announced that this matter will go before the City Council on August 22nd.

Public Comment

John Dashner of Lexington Drive, Geneva, recalled that in March, one point of contention was parking; and that there were also concerns that the area needed to be cleaned up. He asked how staff will ensure that those matters be addressed. City Planner True indicated that although he was not directly involved in those discussions, he was aware that staff members from both Economic Development and the Police Department were handling the enforcement. Mr. Perille added that there have been "No Parking" signs installed; and that he personally has seen that there has not been a lot of traffic, and that the garbage has been cleaned up along both sides of the road. Commissioner Mead added that this is a matter of ordinance enforcement.

Mark Sartell, of Lexington Drive, Geneva, acknowledged that the parking issue had already been addressed; but also inquired about Phase 2, with regard future ingress and egress for buildings 3 and 4. He noted there had been discussion about Geneva Drive extending to Kirk Road. He expressed concern that as this development grows, there would be increased congestion on Geneva Drive and Kautz Road. He said doing so would provide a thoroughfare for private cars to cut over to Kirk Road, since Kautz is getting busier; and residents on the east side are concerned about truck traffic. He also inquired about the status of the Bullock Campus, noting that the neighborhood supports it and is hoping that it will be approved. He said that although he has no objections to the proposed Fox Valley Commerce Center; he does not want to see warehouses all the way to Kirk Road, and face the same concerns that were raised about Amazon.

City Planner True said that the current plan for the Bullock Campus does not include the extension of Geneva Drive from Kautz to Kirk, and that those plans are pretty much set. He encouraged Mr. Sartell to look on the city web site for the details on the Bullock Campus, noting that it will be several more weeks before it is ready for public hearing. He added that a second notification to neighbors within 500 feet will be mailed, as well as the appropriate postings in the newspaper and on the city web site.

Commissioner Holoman said that the extension of Geneva Drive seems to be a topic that is raised regularly, and that the residents do not seem in favor of the connectivity to Kirk; but it always seems to come up when new development is presented. She asked staff if there is a way for the city to communicate the plans, so that this same issue does not reoccur. City Planner True explained that in the conceptual layout for Bullock Campus, there is no opportunity for that connectivity, and that the plan is not likely to change. City Planner True also noted that the connection is included in Geneva's Comprehensive Plan; but that it would be up to the developer to make and execute those plans. He clarified that the city would not be the entity to put the road in, and that it would have to come from a development proposal. Upon Commissioner Mead's request, City Planner True confirmed that the connection would be contingent upon future development plans, and that if it were to change, it would have to go through public hearings.

Chairman Stocking invited any further comments. Noting there were none further in person or online, he thanked everyone for their participation.

Other Business

City Planner True announced the following:

Kane County will be hosting a Workforce Housing Summit at Riverside Banquets on Tuesday, August 23rd, from 9:00 a.m.1:30 p.m., with lunch included. Registration is required but will be free of charge. This is a follow-up from their event in April. An email with registration information was sent by Director DeGroot, to the Commissioners. At Commissioner Holoman's request, City Planner True said that he would find out if virtual participation is possible for the event. He also noted that some staff members would be participating.

The American Planning Association's Illinois State Conference will be held on September 28-30 in Chicago. There is specific Plan Commissioner training on Thursday, September 29th, from 9:00 a.m. to 3:00 p.m.; and those interested in attending should respond promptly to the email from Director DeGroot.

Staff has identified a need to update the Planning and Zoning Commission's by-laws relating to public hearing procedures, particularly when a hearing is continued to another date. They will be drafting revisions for the Commission's consideration, and will present them in the near future.

The Verizon tower at Oscar Swan was denied on August 8th by the City Council.

1258 Meadows Road driveway variations will be going to City Council on August 15th.

There are three public hearings ahead: (1) Dentist office on the south side of east State Street, requesting a setback variation because IDOT's State Street widening project has reduced their front yard. (2) Sign variation and text amendment for 1950 and 2000 S. Batavia Ave. The text amendment would allow us to consider sign variation of freestanding signs from two to three. Currently the variation in the code allows for one additional sign, which would be a maximum of two with the approval of a variation. City Planner True confirmed Commissioner Mead's understanding that the text amendment would make this applicable to everyone. He also confirmed Commissioner Holman's comment that this amendment would apply to the calculation of total allowable square feet, and that each sign could potentially be 40 square feet. (3) Text amendments to fence heights for corner lots with pools. They would like to install fences 48" in height to also meet the regulation for pool fencing. Currently the height regulation is 42". Three identical requests have recently been made by residents.

Commissioner Holoman inquired about the status of the Geneva Pharmacy drive thru. City Planner True explained that drive thru plans would be included in the next phase, which the owner has not yet submitted. He noted they would need a text amendment and then apply for a special use since the B-3E zoning does not allow for a drive-thru, and that the owner has been working on it with Economic Development.

Chairman Stocking said he wanted to clarify that the cell tower he mentioned at the last meeting, is actually on an industrial site across the street from Delnor Hospital; and it appeared that it was not a new tower, but instead the installation of new equipment.

Adjournment

Motion made by Commissioner Mead to adjourn the meeting at 7:37 p.m. Motion carried unanimously by voice vote 6-0.