

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

August 12, 2021 – Meeting #28

Chairman Stocking called the meeting of the Geneva Planning and Zoning Commission to order at 7:00 p.m. and explained the proceedings for the remote and in-person meeting.

Roll Call:

Present: Chairman Stocking, Commissioners Mead, Holomon, Matyskiel, Moran, Slifka

Absent: Commissioner Evans

Staff Present Community Development Director David DeGroot

Also Present: Court Reporter Joanne Ely with Planet Depos and Recording Secretary Celeste Weilandt*

(* Remote)

Approval of the Agenda

Motion by Commissioner Mead, second by Commissioner Slifka to approve the agenda as presented. Motion carried unanimously by voice vote of 6-0.

Approval of July 22, 2021 Minutes

Motion by Commissioner Slifka, second by Commissioner Moran to approve the July 22, 2021 minutes. Motion carried unanimously by voice vote of 6-0.

Public Hearing

A. Text Amendments – An amendment to Title 12 (Subdivisions) Chapter 4 (Public Open Spaces) Section 12-4-5-5 (Criteria for requiring Land Cash Contributions in lieu of Land) related to the fair market value per acre of land. Applicant: City of Geneva.

Director DeGroot recalled that two questions were raised by commissioners at the last public hearing on this matter and the appraiser was not present to respond: Question 1: “The four comparable appraisals on Page 11 of the appraisals are from 2017 and 2018. Is it safe to assume there were no comparable sales between 2018 and 2021? It does appear that the sales are adjusted upward due to the dates.” Director DeGroot read the appraiser’s response. Question 2: “At the top of Page 6 of the appraisal it states the sales of lot pricing increased in 2013 and continued to do so through 2020 are back to pre-recessionary levels. Is it safe to assume this statement is in relation to the detached single-family sales and not the four land sales?” Director DeGroot read the appraiser’s response.

Commissioners had no further questions regarding the two responses.

Based on the appraisal, Director DeGroot shared that it was staff’s recommendation to adjust the fair market value from the current level \$275,000 per acre to \$330,000 per acre.

Commissioner Holomon had questions about the impact to those who had land sold but not developed, such as Emma's Landing. Director DeGroot explained that Emma's Landing would not be impacted but other developments would be impacted, such as the empty lots at Cooper Woods. They would be subject to the fair market value. However, he said the owner could appeal to the City Council as to the required fee. Questions followed as to how often this matter was revisited (3 years) in the past. Commissioner Matyskiel asked if developments would be affected if developers had to pay more in fees -- given the current market of construction fees, labor shortages, and a 20% increase over 3 years was significant. Staff raised the fact that the prior discussions on this topic were not addressed for 12 years, so while the increase did appear significant, the city's code was trying to determine the fair market value. In addition, developers could come before the council to see relief.

Commissioner Mead also reminded commissioners that the figure would be reviewed in another three years. Director DeGroot, responding to questions, explained the fee would not apply to an age-restricted community or pay into the school district; however, developers would still have to pay into the park district. Asked if a percentage figure had been considered versus a flat fee, DeGroot stated it had not been discussed prior. Commissioners appeared satisfied that developers would have an opportunity to come before the council seeking relief.

Chairman Stocking opened up the meeting to public comment. No public comments received.

Motion by Commissioner Mead to close the public hearing. Second by Commissioner Matyskiel. Roll call:

Aye: Holomon Matyskiel, Mead, Slifka, Moran, Stocking

Nay: None

MOTION PASSED. VOTE: 6-0

Motion by Commissioner Mead to approve an amendment to Title 12 (Subdivisions) Chapter 4 (Public Open Spaces) Section 12-4-5-5 (Criteria for requiring Land Cash Contributions in lieu of Land) related to the fair market value per acre of land specifically to amend Section A, Fair Market Value, by increasing the cash fair market value from \$275,000 per acre to \$330,000 per acre, subject to staff's findings of fact . Second by Commissioner Slifka. Roll call:

Aye: Holomon Matyskiel, Mead, Slifka, Moran, Stocking

Nay: None

MOTION PASSED. VOTE: 6-0

Public Comment – None

Other Business

Planner DeGroot relayed that the Malone Funeral Home project was approved by City Council. A Planning and Zoning meeting was scheduled in two weeks as well as a meeting on September 9th.

Adjournment

Motion by Commissioner Mead, second by Slifka to adjourn the meeting at 7:20 p.m. Motion carried unanimously by voice vote of 6-0.