

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

August 27, 2020 – Meeting #13

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 Kosirog, Mead, Rittenhouse, Slifka

Absent: Commissioner Evans

Staff Present: Community Development Director David DeGroot

Public Present: Diane Larocco with Planet Depos; Recording Secretary Celeste Weilandt

Approval of the Agenda

Motion by Commissioner Kosirog, second by Commissioner Rittenhouse, to approve the agenda. Motion passed by voice vote of 5-0.

Approval of July 23, 2020 Minutes

Motion by Commissioner Kosirog, second by Commissioner Slifka to approve the July 23, 2020 minutes, as presented. Motion passed by voice vote of 5-0.

Public Hearings

Chairman Stocking briefly explained the protocol for the public hearing and swore in those that would be speaking.

A. Zoning Ordinance Text Amendment – Request for a text amendment to Section 11-7B-2 (Permitted Uses) to expand the list of permitted uses in the I1 Light Industrial District to include “automobile sales (outdoor storage prohibited)”. Applicant: Saddlewood Enterprises IL, LLC.

Director DeGroot read into the record the contents of the Planning and Zoning file.

Petitioner, Mr. James Smith, 1N946 Saddlewood Drive, Maple Park, Illinois, owner of Saddlewood Enterprises IL, LLC, discussed his 24 years experience in the fleet vehicle industry. He planned to open an independent dealership. The property was owned by Westbridge Investment LLC and was located in the I1 Light Industrial District. Mr. Smith said his company plans to lease approximately 4,000 to 5,000 feet with an option for additional space. The remainder of the building is used by three other businesses. Mr. Smith said he plans to sell vehicles through the Internet. All vehicles will be stored inside the building and he estimates that no more than 300 vehicles per year will be sold. Mr. Smith relayed that rezoning the property to permit motor vehicles as a permitted use was a condition predicated on obtaining a dealer’s license through the State of Illinois.

Responding to commissioner questions, Mr. Smith explained how his Internet business worked. He envisioned having 5 to 10 vehicles for sale at one time (to be stored in the building). The show room would be presented on-line. The facility was needed to physically store business records and the vehicles. The business was basically a broker/consignment type of business. Mr. Smith explained the industry was moving toward this type of business -- similar to how Carvana works.

Per additional questions, Mr. Smith explained that if he sells more than six vehicles he is required to follow those rules set by the Secretary of State. He confirmed that the vehicles will be located inside the building and no body work or maintenance will be done on the vehicles while inside the building. General questions followed.

Commissioners agreed that the text request was a reasonable request for the I1 zoning, given the other uses in the zoning district. Per commissioner questions, Director DeGroot confirmed that the way the text amendment was proposed it would prohibit outside storage. As relayed by DeGroot, the proposed use was reviewed by staff and with the Downtown Zoning Update he noted there was more flexibility in interpretation to say it was a similar-type use. Examples of other uses allowed in the district followed with Director DeGroot believing the proposed use fell in line with them.

No further comments followed. No comments from the public received.

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

Aye: Kosirog, Mead, Rittenhouse, Slifka, Stocking

Nay: None

MOTION PASSED. VOTE: 5-0

Motion by Commissioner Mead to approve the request for a text amendment to Section 11-7B-2 (Permitted Uses) to expand the list of permitted uses in the I1 Light Industrial District to include “automobile sales (outdoor storage prohibited). Second by Commissioner Kosirog. Roll call:

Aye: Kosirog, Mead, Rittenhouse, Slifka, Stocking

Nay: None

MOTION PASSED. VOTE: 5-0

Public Comment – None.

Other Business

Director DeGroot reported the 609 S. Third Street project was approved by the City Council, including the text amendment to reduce the parking ratios in the downtown area, as recommended by this commission. For the September 10th meeting, there will be two cases: a rezoning at 15 Woodland and a two-lot subdivision at the end of Eighth Street. Director DeGroot reported there is an opening on this commission which the Mayor is accepting applications. He is also accepting applications for the opening at the staff level (City planner). An update followed on the former Mill Race Inn with DeGroot mentioning that refined plans should be submitted in the next week or so. A few details followed. Lastly, Director DeGroot announced that two other applications were underway: the Emma’s Landing Subdivision and plans for a Verizon wireless tower (special use request) located on Randall Road.

Adjournment

Meeting was adjourned at 7:25 p.m. on motion by Commissioner Kosirog, second by Commissioner Mead. Motion passed unanimously by voice vote of 5-0.