

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

October 8, 2020 – Meeting #16

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 Matyskiel, Holomon, Mead, Rittenhouse, Slifka

Absent: Commissioner Evans

Staff Present: Community Development Director David DeGroot and City Planner Chayton True

Public Present: Applicants Eric & Valerie Traxler, 2369 Vanderbilt Drive; Dan Venard, 1800 Highgate Course, St. Charles; John Grzywa, from Wolford Engineering, 1815 S. Meyers Road, Oakbrook Terrace; Residents Charles and Barb Radovich, 700 Crawford, Geneva; Carl Austin, One Crawford, Geneva; John H_____; Joanne Ely with Planet Depos; Recording Secretary Celeste Weilandt

Approval of the Agenda

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

Approval of September 24, 2020 Minutes

Motion by Commissioner Rittenhouse, second by Commissioner Mead to approve the September 24, 2020 minutes, as presented. Motion passed by voice vote of 6-0.

Director DeGroot introduced and welcomed new City Planner Chayton True.

Public Hearings

Chairman Stocking reminded the commissioners and the public that the next agenda item was continued from September 24, 2020. He proceeded to explain how the hearing would proceed.

Community Development Director DeGroot discussed that in addition to the revised plans that were posted on the web page, a revised staff report with redline revisions was included.

Chairman Stocking opened up the hearing and invited the applicant to speak.

A. Preliminary/Final Plat of Subdivision – Request to create a 2-lot single-family subdivision from a 1.05 acre property in the R1 Low Density Single-Family Residential District. Location: Generally located northeast of the terminus of South 8th Street at the Union Pacific Railroad; Applicant: (This hearing is continued from the 9/24/2020.) Eric & Valerie Traxler.

Representing the petitioners, Mr. Dan Venard, 1800 Highgate Course, St. Charles, provided a brief overview of his clients' request. He acknowledged that the tree preservation plan was not included in the September 24th packet and it was now submitted. The roadway agreement was revised and resubmitted per comments from Commissioner Evans. Within the tree preservation plan, Mr. Venard explained that currently the plan depicted parkway trees on the property and they would need to be pulled within the right-of-way. The shaded portion of the existing Ketterman driveway would be removed and replaced with an 18-foot drive, consistent with the narrowing portion of the northern

part of Eighth Street. Four no Parking signs would be incorporated into the new improvements along Eighth Street. The culvert for stormwater would be extended north. Recalling there was a safety concern about the culvert, a split rail fence would be installed for safety purposes. Other details followed regarding communication with the railroad. The buffer along the southern boundary, per City requirement, would be increased in size.

Reviewing the tree preservation plan in more detail, Mr. Venard explained that the City's arborist did make some recommendations. As for the details on the actual plan, Mr. Venard clarified that initially Tree No. 7 was to be removed but it was an error. Tree No. 7 would remain as would Tree No. 9 (a White Pine). Also, additional tree protection would take place near the neighbors to the north and to the east, which he was agreeable to. Lastly, a parking provision for parking no more than 12 hours had been removed and reflected that all parking must be in private driveways.

Per Commissioner Mead's question, Mr. Venard confirmed that Tree No. 7 would remain. Commissioner Mead noted that in the Common Driveway Maintenance Agreement the term "driveway" was now being referenced versus a "street". Also, the term "Common Driveway" within the Common Driveway Maintenance and Repair Agreement, was not defined within the agreement. Lastly, Mead recalled the neighbor to the north had a civil engineer review the plans and had suggested that the bioswale on Lot 1 be relocated to the north end of the lot to benefit both properties. He queried Mr. Venard if that recommendation had been considered, whether it was needed, or whether the City's engineering staff was in agreement with the placement of the bioswales.

In response, Mr. John Grzywa, from Wolford Engineering, 1815 S. Meyers Road, Oakbrook Terrace, stated the comment from that civil engineer was the concern about water runoff from the property. The neighbor's civil engineer had suggested relocating the bioswale along the north property line. However Mr. Grzywa explained that the French drain that was around the pool was moved and extended further to the west, along the property line to pick up runoff from Lot 1. Director DeGroot also confirmed the city's engineering department looked at that matter.

To Commissioner's Slifka's question regarding culvert safety, Mr. Venard stated a split rail fence would be installed which was similarly installed prior.

Chairman Stocking invited the public to speak,

Mr. Carl Austin, One Crawford Avenue, Geneva, inquired about the six trees to be removed from the parkway and asked if the neighbors could provide their input as to where the six new trees would be planted, given that the area would look different and it would change the character of Eighth Street. Mr. Austin noted on the site plan that Eighth Street jogged towards his property before the trees but that Mr. Venard had stated that Eighth Street jogs towards his property because of the tree; it was not the case.

Mr. Venard clarified that he met with the neighbors a couple of times discussing the northwest corner of the Traxler property. He explained he was trying to save as much foliage with the Ketterman property to the west. Mr. Venard explained he was open to working with staff and following the tree preservation ordinance regarding tree installations and their locations. He did note on the west side there was the potential for the sanitary line to be an issue and he acknowledged that he had to be mindful of both the root ball and sanitary line.

Per Commissioner Mead's question about covering the culvert pipe hole with a grate, Mr. Venard confirmed the open hole was an existing condition.

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

Ayes: Matyskiel, Holomon, Mead, Rittenhouse, Slifka, Stocking

Nay: None

MOTION PASSED. VOTE: 6-0

Commissioner Mead stated he reviewed the conditions that staff put forth which encompassed the prior meeting and tonight's meeting. He was confident to vote on this item.

Motion by Commissioner Mead to recommend approval of the request for Preliminary/Final Flat of Subdivision to create a 2-lot single-family subdivision from a 1.05 acre property in the R1 Low Density Single-Family Residential District, subject to staff's findings of fact and subject to following conditions:

- 1) The tree preservation plan shall be revised to address the following:
 - a) The large Ash tree (36" inch diameter) on the adjacent lot to the north is not shown on the plan. The tree should be fenced to at least 15 feet outside of the drip line prior to the start of any site work;
 - b) There is a row of small conifer trees along the adjacent lot to the east that were not shown on the plan. These trees should be fenced to at least 10 feet outside their drip lines prior to the start of any site work;
 - c) More details are required as to the proposed tree preservation measurements for all trees (i.e., No. 7 through No. 20) in proximity to the proposed sanitary sewer service line;
 - d) Tree No. 9, (7-inch White Pine) was shown to be retained. This tree should also have protective fence installed, along with Tree Nos. 10 through 12 nearby; and
 - e) Tree No. 7 is shown to be removed but also shown as protected by a fence. Clarify if the tree is being removed or protected;
- 2) The landscape Plan shall be revised to locate the six parkway trees identified in the public right of way;
- 3) Final engineering shall be approved prior to issuance of building permit by the City;
- 4) The Common Driveway Maintenance and Repair Agreement shall be signed by the owners of the west, north, and south properties, as defined therein, and recorded with the Kane County Recorder's Office prior to building permit issuance by the City;
- 5) A backup Special Service Area shall be established to ensure the City has the ability to maintain the bioswales and storm sewer systems in the event they are not properly maintained by the homeowners' association;
- 6) The applicant shall make a cash contribution to the Geneva School District at the time of the building permit issuance commensurate with the Land/Cash Fee Ordinance in effect at the time of permit issuance; and
- 7) The applicant shall make a cash contribution to the Geneva Park District at the time of the building permit issuance commensurate with the Land/Cash Fee Ordinance in effect at the time of permit issuance.

Lastly, approval shall be conditioned upon the variations and exceptions as outlined on Page 3 of staff's report. Second by Commissioner Slifka Roll call:

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

Nay: None

MOTION PASSED. VOTE: 6-0

Public Comment – None.

Other Business

Director DeGroot reported the commission will meet in two weeks and the agenda will include Pemrose Brewery and its request for a special use amendment to allow outdoor dining permanently. The agenda will also include two variations for 502 S. Fourth Street. Regarding the variation for 427 Fulton, which was denied by this commission, DeGroot reported it was upheld by City Council and was also denied. The applicant will review other alternatives. Resubmitted Plans for Emma's Landing should come before the commission in November. The Mill Race project (incentive request) should go before City Council on 10/26/2020. A brief update regarding the east side Dunkin Donuts project followed.

Adjournment

Meeting was adjourned at 7:27 p.m. on motion by Commissioner Mead, second by Commissioner Rittenhouse. Motion passed unanimously by voice vote of 6-0.