

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

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**October 12, 2023 — Meeting #55**

**1. Call to Order**

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 the public hearing.

**2. Roll Call**

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

Absent: Commissioner Mim Evans

Staff Present: City Planner Matt Buesing, Assistant City Planner Jessie Muncie

Also Present: Court Reporter Kristine Wesner

**3. Approval of the Agenda**

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

**4. Approval of September 28, 2023 Minutes**

**Motion by Commissioner Moran, second by Commissioner Holoman to approve the minutes. Motion carried unanimously by voice vote 6-0.**

**5. Public Hearings:**

**A. QuikTrip PUD Amendments** – Request for two amendments to the East Gateway PUD: 1) Modify Exhibit VII (Permitted, Special, and Prohibited Uses in Commercial Areas) to allow gas stations as a permitted use for Parcel B-1; and

2) Modify the street layout for Parcels A-C, as detailed in Exhibit III (PUD Land Use Plan), by removing the proposed streets.

Applicant: Skyler Evans, QuikTrip

Location: PINs 12-01-351-015, 12-01-351-012, 12-01-351-013, 12-01-101-002, 12-01-101-003, and 12-01-101-004

City Planner Matt Buesing read the contents of the applicant's file.

Skyler Evans introduced himself and began his presentation. He spoke favorably of QuikTrip as a company and highlighted their philanthropy and dedication to their employees. Mr. Evans provided a brief overview of the project, which is to develop vacant land at the Southwest corner of Route 38 and Kirk Road into a gas station with 24 hour mini mart with full service kitchen (roughly 7,500 square feet in size), and three truck fueling bays that allows for four semi-trailer trucks. The project is largely the same as described in the Concept Review at the June 22, 2023 Planning and Zoning meeting.

Discussion ensued about the south end of the property. Mr. Evans confirmed QuikTrip would be purchasing the land extending from Route 38 to Reed Road. As such, part of their request is to remove a street that is proposed in the PUD, as it would not be necessary because QuikTrip's retention pond would be in that area of land. Only about the north half of the property purchased would actually be developed for the gas station. Much of the south part would remain undeveloped. Mr. Evans stated he believes it would be difficult to develop that area of land due to the amount of trees and the elevation, however QuikTrip could in the future sell that land if they wanted to. Mr. Buesing stated he believes Reed Road is an unincorporated road but would confirm who owns it. The commissioner clarified the locations of the retention pond and access roads with Mr. Evans.

Discussion ensued about the traffic flows, especially for the semi-trucks in and outside the development. Mr. Evans explained there would be enough room for trucks to make a U turn by their fueling bays. Commissioners expressed concerns over "truck stacking" in the roads and issues related to trucks turning into the development. Mr. Evans explained IDOT is evaluating their application for the Route 38 curb cuts and that they probably have about three weeks until they receive their comments. He explained that he met with KDOT recently to discuss submitting an application for the curb cuts on Kirk Road and he will be submitting an application to receive their comments and feedback. Mr. Evans explained that Kirk Road access is a very important piece to this project.

Commissioner Mead asked staff why this was coming before the commission as a request for Permitted Use instead of Special Use. Mr. Buesing stated it could be either one and the commission can determine it.

Chairman Stocking allowed testimony from the public at this point of the meeting.

David Walendziak, 578 Lexington Drive, stated that Geneva's main objective should be to protect the Kirk Road corridor from truck traffic and maintain safety at the intersection. His main concern is over the diesel truck fueling aspect of the proposed development. He asked the commission to consider eight concerns/questions; how important is truck fuel usage for this project to the applicant?; there are already two gas stations on this intersection and also The Pride of Geneva west on Route 38; it is already a dangerous intersection because of the bend in Kirk Road; it is an extremely busy intersection; concerns with potential truck traffic backups; concerns with the elevation of the site being lower than the roadways; what will the ten truck parking spots be used for? Adding that he saw trucks parked overnight at the Speedway in Batavia off Wilson; what could the land south of development be used for and will it ever have access to bring in more truck traffic? Overall Mr. Walendziak does not believe this development should have semi-truck fueling bays. He stated he would be fine with gas and electric charging stations, but believes it would be a very poor location for truck fueling because of the increased truck traffic it would bring. He asked the commission not to change the zoning for this proposed project.

Hendrik Ryik, 674 Green Meadow Lane, stated that he agreed with everything the previous speaker said. In addition, he asked that the commission consider the local businesses in the area that might not sustain with this development, not only other gas stations but the other food businesses in the area. Mr. Ryik asked that the commission not recommend it.

Maureen McKeough, 1568 Kirkwood Drive, thanked the commissioners for serving on the commission. She stated that she is sure as commissioners they are all motivated to keep Geneva economically viable, a good place to live, to thrive and exist for a long time and with some degree of attractiveness, and she believes the citizens are motivated in the same ways as well. However, the petitioner's role is very different and that is to sell something and make money. Ms. McKeough hopes this commission is as far seeing as the commission was that developed the PUD that specifically stated they did not want a gas station on this corner. She doesn't think we need another gas station. Kirk Road is very important to her, as it is to this project as mentioned by the applicant, because she lives just off Kirk Road. She stated she is disturbed by the notion of a 24 hour business and has concerns with its lights and noise. She added that a left

turn lane off Route 38 into this proposed development, so close to the interaction, goes against common sense.

Chairman Stocking invited the applicant to respond. Mr. Evans said that as a resident of Elburn, he said he understands their concerns and he tried to address most of the comments/questions made. He does not think the business will attract more traffic but it will just reroute it. Mr. Evans mentioned Kirk Road has plans for widening and with that there will be additional space on the road. He added that IDOT will probably have feedback about the traffic patterns off Route 38 and he plans to make as much of a change as he possibly can to make sure it's as safe as possible. He stated that truck diesel is a fairly important part of the proposal but the business does not entirely rely on it.

Mr. Evans said that overnight parking is not allowed on site. Should there be a next meeting, the commission asked that they see a breakdown of percentage of total sales done in the morning, mid and overnight shift.

Ms. McKeough asked what the lighting requirements from the City would be and asked if the lighting policy had been amended recently as a reaction to information from studies on light pollution. Assistant City Planner Mr. Buesing did not know specifically at the time.

Mr. Walendziak asked how the applicant is handling the height difference. The applicant responded that they are building up the height so the development will actually only be a few feet lower from the intersection.

Chairman Stocking asked what type of wall treatment would be on the retaining wall. The applicant responded that they usually do a black metal fence with stacked stone, or brick. He stated they try to stay away from chain linked fences because they want to be something that looks good.

Commissioner Mead brought up again the possibility of this proposal going through a Special Use process versus a Permitted Use process in case this applicant withdraws, then this property is not "by right" permitted as a gas station and wanted the commissioners to discuss that option. The applicant stated he does not have any issue with whatever path the commission chooses as their end goal remains the same.

**Motion by Commissioner Moran to close the public hearing. Second by Slifka. Roll Call:**

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

**NAY: None**

**MOTION PASSED 6-0**

The commissioners discussed their opinions on the proposed development.

Commissioner Moran began by saying he is struggling with accepting this proposed development, pointing out it is not simply a gas station. He spoke about how his father was a trucker and he believes that this development, as a large 24 hour food facility, will attract more trucks. He reiterated that it was decided this parcel could be anything but a gas station, while acknowledging that times have changed since when that was originally written, but this proposal is not simply for a small gas station, rather a 7,200 square foot, 24 hour facility, with the location being a big issue.

Commissioner Mead stated he does not disagree with Commissioner Moran's points but stated that if the items are approved tonight, there will be a more thorough site plan review, as well as feedback from the transportation departments that will determine if this development will work or not. He added that there has not been a lot of interest in this site for development over time, perhaps because of its proximity to the intersection or the topography, and that it might be time to look at whether a gas station should be permitted as a Special Use permit.

Commissioner Slifka agreed with Commissioner Mead, adding that access points will be a consideration for this site not only if it is developed as a gas station, but for any type of development at the location. He also stated he was not comfortable evaluating someone's business model as a criteria for approval.

Commissioner Holoman stated she does not think the development is a forward thinking use, pointing out again that there are other gas stations in such close proximity. She asked when the widening of Kirk Road will be taking place. Assistant City Planner Jessie Muncie responded that it depends on the levels of development along the road and when conditions are met to widen it.

Chairman Stocking stated that he is having a hard time because he doesn't believe trucks should be allowed in this location and that they should not be promoting additional trucks in Geneva, therefore he is not for it.

Commissioner Mead suggested to the commission that they make the motion as a Special Use instead of Permitted Use, that way each time someone might want to develop it as a gas station, it would come before the commission for review. Commissioner Holoman and Chairman Stocking both stated that making the motion in such a way would not change their opinion in the matter.

Commissioner Moran stated he has been persuaded by what Commissioner Mead has been advocating for in regards to allowing a gas station on the parcel as a Special Use permit instead of a Permitted Use because it does not mean this proposal is going to move forward as the commission will do a deep dive into the site plan still, which might not go favorably for the applicant.

Commissioner Matysiel agreed with Commissioner Moran. He stated his largest concern is with the site plan and the diesel fueling, however he thinks a 24 hour mini mart would be beneficial on the east side.

**Motion by Commissioner Mead to modify exhibit VII (Permitted, Special, and Prohibited Uses in Commercial Areas) of the East Gateway PUD to allow gas stations as a Special Use for Parcel B-1 subject to the findings of fact contained in the staff report. Second by Commissioner Slifka. Roll Call:**

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

**MOTION PASSED 4-2**

**Motion by Commissioner Mead to modify the street layout for Parcels A-C as detailed in Exhibit III (PUD Land Use Plan) to remove the proposed streets for the subject location at the southwest corner of Kirk Road and Route 38 subject to the findings of fact contained in the staff report. Second by Commissioner Slifka. Roll Call:**

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

**MOTION PASSED 4-2**

Mr. Buesing stated this recommendation will go before the City Council on November 6, 2023, tentatively.

## **7. Public Comment**

John Dashner, Lexington Drive spoke. Mr. Dasher was wondering about the coordination of activities that Geneva is doing with expanding bike paths, bridges, warehouse developments and traffic. He stated that traffic at Kirk Road and Route 38 can get pretty bad, as many who drive it might know. He asked that everyone look at this holistically, because what is being done now is not promoting an overall attractiveness for Geneva, stating the east side of Geneva is trying to combat warehouse

developments and diesel fuel, while City Council is considering a SSA tax to develop Third Street. Mr. Dashner was critical of staff not having some answers to some of the questions raised tonight, such as details of the Kirk Road expansion project. He stated that City staff, as advocates for Geneva residents, should have an understanding of how all the plans, at the county and state level too, will holistically affect the City's development and it is incumbent on staff to ensure Geneva's residents are advocated for, at the county and state level as well.

## **8. Other Business**

Assistant City Planner Matt Buesing told the commissioners that there are no agenda items for the October 24, 2023 meeting. Mr. Buesing updated the commission on some recent projects stating that the Fence Height Variation at 304 Deerfield Way Fence and The Roosevelt – Great Western Flooring project were both approved by City Council. The Venture Park project was removed from the October 23 City Council agenda.

## **9. Adjournment**

**Motion made by Commissioner Mead to adjourn the meeting at 8:32 p.m.**