

# CITY OF GENEVA PLAN COMMISSION

**JUNE 12, 2014**

**MEETING #1144**

Location

**City Hall**

**Council Chambers**

109 James Street  
Geneva, IL 60134

Time

**7:00 p.m.**

Commissioners

Dave Rogers, Chairman  
John Mead  
Fred Case  
Mike Dziadus  
Joel Erickson  
Mim Evans  
Cindy Leidig  
Scott Stocking  
Ron Stevenson

Staff Liaison

David DeGroot  
City Planner  
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1. Call to Order
2. Roll Call
3. Approval of Minutes: May 8, 2014
4. Public Hearings
  - A. **Zoning Ordinance Text Amendment** – Request for an amendment to Section 11-12-6D of the Zoning Ordinance to increase the allowable frequency of message change on electronic message board signs from twice per day to once every five minutes.  
*Applicant:* Steve Okpiz on behalf of Faith Lutheran Church
  - B. **Amendments to the Fisher Farms Planned Unit Development, a Comprehensive Plan Amendment from “Commercial: Retail, Service, Office” to “Single-family Residential”, a Zoning Map Amendment from the B4 Business District to the R4 High Density Single-Family Residential District, and Final Planned Unit Development Plan and Plat of Subdivision Approval**– Related to the proposed development of the vacant +/-15-acre commercial property west of the Shoppes of Geneva Commons as a 48-lot single-family residential subdivision.  
*Location:* Fisher Farms Area B  
*(South side of Bricher Road, west of the Shoppes of Geneva Commons)*  
*Applicant:* Mark Mastrorocco, Pulte Group
  - C. **Zoning Map Amendment & Special Use** – Upon annexation of the +/- 24-acre Resurrection Cemetery property into the corporate limits of the City of Geneva, a request for RR Rural Residential District zoning and a request for a Special Use in the RR Rural Residential District to allow the continued use and expansion of Resurrection Cemetery.  
*Location:* 37W210 Fabyan Parkway  
*Applicant:* Catholic Cemeteries Diocese of Rockford

5. Public Comment
6. Other Business
7. Adjournment

This Plan Commission meeting is being audio tape recorded, transcribed by a court reporter and/or summary minutes are being taken by a recording secretary. The City of Geneva complies with the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting who require accommodations in order to allow them to observe and/or participate in this meeting are requested to contact the Planning Division at 630-232-0818 at least 48 hours in advance of the meeting to allow the City of Geneva to make reasonable accommodations for those persons.

## PROCEDURE FOR PUBLIC HEARINGS

It is the Plan Commission's job to conduct public hearings in order to receive testimony for and against petitions for general amendments to the zoning ordinance, zoning map amendments, zoning text amendments, special use permits and amendments to special use permits.

The procedure followed for public hearings is as follows:

- First, the Plan Commission secretary or the designated representative will read or describe written items, reports, and plans into the record.
- Second, the petitioner will present testimony in favor of the petition and will present any supporting plans or exhibits.
- Third, the Commission members will have an opportunity to question the petitioner.
- Fourth, the Commission will then receive citizen testimony both for and against the petition. Questions about the proposal may be directed to the petitioner or petitioner's witnesses and questions about the Plan Commission process itself may be directed to me. Following such testimony the petitioner and the Plan Commission may ask questions of those who testified.
- Finally, the petitioner may provide a rebuttal to any testimony in opposition.

When all the testimony is brought into the record the hearing will be closed and the Plan Commission will make a recommendation to the City Council in the form of a motion or motions.

- In order to give testimony, you must provide your name and address on the registration sheet located at the entrance of the hearing room and sign in the space provided. By signing the registration sheet, you agree and understand that anything you say will be considered sworn testimony and affirm to tell the truth, the whole truth and nothing but the truth.
- When giving testimony please approach the lectern, speak directly into the microphone so that you may be heard. Please begin by stating your name and giving your address. If you speak additional times, please state your name each time for the record.
- Please be concise when presenting your testimony and if your point has already been made, it is not necessary to repeat it. Each of these points is recorded and will be considered as the Plan Commission develops findings of fact and a recommendation or recommendations.
- You may provide your testimony in written form, but such written testimony must be presented to the Plan Commission secretary or the designated representative prior to the closing of this hearing.
- After the process is completed and everyone wishing to present testimony has spoken, the Commission will then decide whether it has heard adequate testimony in order to make a decision. If it has, the public hearing will be closed.

After a public hearing is closed the Plan Commission will refrain from receiving any additional testimony either for or against the petition. There is one exception to this rule.

- City staff will submit a report based on the testimony presented at the hearing. This report will consider comments or concerns from all City Departments such as the Fire Department, Public Works Department or the Engineering Department.