

# CITY OF GENEVA PLAN COMMISSION

**JULY 10, 2014**

**MEETING #1146**

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: June 26, 2014
4. Public Hearings
  - A. **Planned Unit Development Amendment & Special Use** – Request to amend Exhibit VII (Permitted Uses for the Commercial Tract) of Ordinance No. 89-48 (A Special Use as a Mixed Use Planned Unit Development for Eagle Brook) to allow a “tattoo shop” as a Special Use and a request for a Special Use to allow a tattoo shop at 1871 S. Randall Road.  
  
Location: 1871 S. Randall Road  
Applicant: Ramiro Guillen
  - B. **Planned Unit Development Amendment & Special Use** – Request to amend Exhibit VII (Permitted Uses for the Commercial Tract) of Ordinance No. 89-48 (A Special Use as a Mixed Use Planned Unit Development for Eagle Brook) to allow a “animal boarding” as a Special Use and a request for a Special Use to allow animal boarding at 1881 S. Randall Road.  
  
Location: 1881 S. Randall Road  
Applicant: Dan Markwalder
  - C. **Planned Unit Development Amendment** – Request to amend Section 2 (Residential Area Development Standards) Paragraph F (Setback Requirements/Building Envelopes) of Ordinance No. 97-24B (A Special Use as a Mixed Use Planned Unit Development for the North Riverfront Redevelopment Project) to increase the allowable floor area ratio from 0.5 to 1.0 for lots 4 through 8 in the North Riverfront Planned Unit Development.  
  
Location: 119/121 N. 1<sup>st</sup> Street  
Applicant: Dave Patzelt
5. Concept Review

- A. **Planned Unit Development** – Request for review of a planned unit development for the Windy Acres Farm located at 37W446 Fabyan Parkway in Geneva, Illinois. The property is located in unincorporated Kane County and is adjacent to Resurrection Cemetery, which is currently being considered for annexation into the City’s corporate limits. The application for the Windy Acres planned unit development will be reviewed by the Kane County Zoning Board of Appeals on July 7, 2014, the Kane County Development Committee on July 9, 2014, and the Kane County Board on August 12, 2014. Kane County staff has requested any comments the City of Geneva may have on the request.
6. Public Comment
  7. Other Business
  8. 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.