

**PLAN COMMISSION MINUTES**  
**City of Geneva**  
**109 James Street - City Council Chambers**

**Meeting #1141 – January 9, 2014**

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Chairman Rogers called the Plan Commission meeting to order at 7:00 p.m. Roll call followed:

Present: Commissioners Case, Erickson, Evans, Leidig, Mead, Stevenson, Stocking, Chairman Rogers

Others Present: Community Development Dir. Dick Untch; Planner David DeGroot; Recording Secretary Celeste Weilandt; Chicago-area Realtime Court Rptr. Paula Quetsch

Public Present: Mr. Dean Timson, Country House Restaurant; Mr. Mark Mastrorocco with Pulte Homes; Mr. Chuck Hanlon with Wills, Burke, Kelsey Associates; and Mr. Bill Zalewski with SPACECO.

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**Approval of the December 12, 2013 Meeting Minutes**

Under Other Business, discussing the consolidation of the Planning Commission and Zoning Board of Appeals, Commissioner Erickson clarified that he meant to say was to let the mayor, with staff assistance, decide the makeup of the Plan Commission, including one or two zoning board members.

**Minutes of the December 12, 2013 meeting, with correction/clarification were approved on motion by Commissioner Erickson, seconded by Commissioner Mead. Motion carried by voice vote of 8-0.**

**Public Hearing**

**Sign Variation - Request for a sign variation to allow a wall sign on the north building façade, which does not have frontage on a public street. Location: 2095 S. Kirk Road; Applicant: Dean Timson, Country House Restaurant.**

Chairman Rogers read the protocol for the public hearing.

[See Transcript from Chicago-Area Real Time Reporters]

**Commissioner Mead moved to close the public hearing, seconded by Commissioner Stevenson. Motion carried by voice vote of 8-0.**

**Commissioner Erickson moved to waive the two-week bifurcated process and vote on the above matter. Seconded by Commissioner Stevenson. Motion carried by voice vote of 8-0.**

**Commissioner Erickson moved to approve the request for a sign variation to allow a wall sign on the north building facade, which does not have frontage on a public street, and to include the adoption of staff's Findings of Fact on Page 3 of staff's report. Seconded by Commissioner Leidig. Roll call:**

**Aye: Case, Erickson, Evans, Leidig, Mead, Stevenson, Stocking, Rogers**

**Nay: None**

**MOTION CARRIED. VOTE: 8-0**

## **Concept Review**

**Amendments to the Fisher Farms Annexation Agreement and Planned Unit Development, an amendment to the Comprehensive Plan, a Zoning Map Amendment from the B-4 Business District to the R4 High Density Single-Family Residential District, and Final Planned Unit Development Plans and Plat of Subdivision.** (related to the proposed development of the vacant +/- 15-acre commercial property west of the Shoppes of Geneva Commons as single-family detached homes.) Location: Fisher Farms Area B; Applicant: Mark Mastrorocco, Pulte Group.

Mr. Mark Mastrorocco with Pulte Homes, Schaumburg, Illinois, introduced land planner/architect, Mr. Chuck Hanlon with Wills, Burke, Kelsey Associates, St. Charles, Illinois, and civil engineer, Mr. William Zalewski, with SPACECO, Rosemont, Illinois. Mr. Mastrorocco discussed the ideal location of this development, given what a resident looks for: great sense of community, excellent schools, parks and recreation, and nearby restaurants, stores and transportation. He was seeking input and guidance from the Plan Commission.

Mr. Chuck Hanlon, land planner for the development, located the site on a map, noting it was behind Geneva Commons Shopping Center. He stated his team will be working with the City of St. Charles as it relates to the undeveloped property to the north and in regards to an access point. Connecting the bike trail on the south side of Bricher to the existing trail will be beneficial. In general, Mr. Hanlon elaborated on the benefits of the site to the nearby shopping areas. The proposal is for R-4 type zoning, 48 single-family attached homes, with lot sizes of 60 ft. wide by 125 ft. He understands there will be a six-foot high (nearly solid) fence on the east side buffering the homes from Geneva Commons. The site layout will consist of a "closed" system where no other roads will connect into the development. Mr. Hanlon stated the detention area to the south already takes into account the development. A common park (HOA) area will be located on the north and south parts of the site.

Mr. Mastrorocco referenced six different floor plans and elevations in commissioners' packets with home square footage ranging from 2300 sq. feet to just over 3200 sq. feet (not including any extra bump-outs). Minimum lot square footage was at 7500 sq. feet. Mr. Mastrorocco explained the various floor plans and how they will be used to address three different consumer lifestyles: new families, the empty nester, and in-law arrangements. Building materials were reviewed. All homes will include three-car garages and those homes reflecting a two-door garage door will have a tandem parking arrangement. Basements were included with the homes. Mr. Mastrorocco hoped to break ground this spring. Prices, though not finalized, could range anywhere from \$450,000 to \$500,000.

Commissioner questions/comments about the proposal included: 1) exploring the addition of a pedestrian walkway to Geneva Commons through the southeast corner of the site (between lots 18 and 19); 2) concern about the lot coverage ratio (staff did bring this matter up and staff's expectation is that there will have to be a "built in cushion" factor between the maximum lot coverage and the coverage of each unit.); 3) concern about the density of the development as compared to Fisher Farms; and 4) concern about one access road onto Bricher Road. Dir. Untch added that development staff will need to discuss how to address this specific item with the City of St. Charles. Mr. Hanlon also mentioned that having two lanes at the boulevard access point would physically mitigate any concerns about a single road access. Lastly, commissioners did appreciate the bike path being completed.

Per a question, Mr. Mastrorocco stated he has used the tandem garage in other Pulte developments. Asked if there was a flexibility in the setbacks to provide variation, Mr. Hanlon was open to the idea. As to fencing, Mr. Mastrorocco stated that fencing would be allowed with a standard restriction. Asked whether some of the materials on the facades could be minimized, Mr. Mastrorocco stated it could be considered. Other positive comments were that the residential use for the parcel was very good. While traffic congestion at the single access point on Bricher was a concern, a suggestion was

made to move the access further west since much traffic existed to the east. Dir. Untch explained staff would have to work with the City of St. Charles and the applicant to address the traffic with a traffic study. A last suggestion included consideration for another walkway on the west side of the development connecting into the west neighborhood between two homes.

**Public Comment** - None

**Other Business** - Staff provided updates on the following: 1) the building addition to First Baptist Church (Peck & Keslinger); whether commissioners were still interested in having the Planning Commission packets available on lap tops or tablets (with some paper packets available at the meeting); and the RTA technical assistance grant -- staff has reached an agreement as to the scope of work. Dir. Untch envisions the project will start in a couple of months with input eventually from the plan commissioners. Details followed. Updates also followed regarding the multi-community housing policy being coordinated with the Metropolitan Planning Council and CMAP.

Per another question, staff had no further updates on the Patten House restaurant; however, regarding the Prairie Ridge housing development, DeGroot reported the developer was completing some of the townhomes and the development was on track.

Regarding the Mill Race Inn, Dir. Untch stated there was a contract purchaser and a number of studies were underway. The city's historic planner recently completed a development chronology of the site and has discovered original walls of the structure which he was looking into whether the walls could be used in some form of adaptive re-use. Lastly, Dir. Untch announced that there is a TIF district study underway for the near east side area on both sides of Route 38 heading east up the hill.

**Adjournment**

The meeting was adjourned at 8:10 p.m. on motion by Commissioner Evans. Motion carried unanimously.