

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

**Meeting #1146 – June 26, 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, Dziadus, Erickson, Evans, Leidig, Mead, Stevenson, Vice Chairman Stocking

Absent: Chairman Rogers

Others Present: Community Development Dir. Dick Untch; Planner Dave DeGroot; Economic Develop. Dir. Ellen Divita; Alderman Mike Bruno; and Recording Secretary Celeste Weilandt

Public Present: Patricia Winter, 227 Anderson Blvd., Geneva; Michael Olesen, 202 N. Sixth St., Geneva; Brad Lutz with Humphreys Architects, Chicago Office; Jeff Prosapio with Marquette Companies, Naperville, IL; Jamie Dwyer, 128 N. Sixth St., Geneva; Tommy Marcozzi, 515 Peyton, Geneva; Kelly Nowak, 119 N. 5<sup>th</sup> St., Geneva; Mr. Alexander Nowak, 118 N. Fifth St., Geneva; Dave Shepard, 117 N. 5<sup>th</sup> St., Geneva; Todd Augustine, 1226 Fargo Blvd., Geneva; Dan Janis, 121 Anderson Blvd., Geneva; Howard and Margaret Johnston, 102 Richards St., Geneva; Colin Campbell, 183 6<sup>th</sup> St., Geneva; Elizabeth Ott, 32 McKinley Ave., Geneva; Ms. Leslie Jubie, 316 Peyton St., Geneva;

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**Approval of the June 12, 2014 Meeting Minutes**

**Minutes of the June 12, 2014** - A change was noted that Pastor Steve Okpisz, with Faith Lutheran Church was listed as present but was, in fact, not present at the meeting. Ms. Patricia Winter had stepped in as his replacement. **Minutes were approved, with amendment, on motion by Commissioner Case, seconded by Commissioner Evans. Motion carried by voice vote of 8-0.**

Vice Chairman Stocking briefly reviewed the procedures for the concept review process.

**Concept Review**

**Amendment to the Downtown Station-Area Master Plan (Opportunity Site 3), Zoning Map Amendment from the I2 General Industrial District and B2 Business District to the R7 Multiple-Family Residential District, Preliminary & Final Planned Unit Development** – Request for conceptual review of a proposed redevelopment of the property commonly referred to as the Cetron property. The concept includes: 1) demolition of the existing structures located at 7 Richards Street, 17/19 Richards Street, and 715 Hamilton Street; 2) construction of a 5-story mixed-use building including 200 apartments (140 one-bedroom units, 60 two-bedroom units), 6,000 square feet of clubhouse/leasing space, and 6,500 square feet of retail/restaurant space; 3) a 300 space parking garage, internalized or “wrapped” by the 5-story mixed-use building; 4) extension of 7th Street north of W. State Street to Peyton Street, including the creation of 38 on-street angled parking spaces; and 5) construction of 7 townhome units at the southeast corner of Peyton Street and the 7th Street extension.

Location: Northeast corner of the intersection of Richards Street and W. State Street (7 Richards Street, 17/19 Richards Street, and 715 Hamilton Street) Applicant: Darren Sloniger of behalf of Marquette Companies

Mr. Jeff Prosapio, with Marquette Companies, introduced Mr. Brad Lutz, architect with Humphreys & Partners Architects, L.P. and discussed the professional background of Marquette Companies (based in Naperville, Illinois) along with some of the types of mixed-use developments his company had constructed over the years. Mr. Lutz walked through the locations and types of projects his company had designed and shared examples of the types of apartment units that would be offered for such developments.

For this particular location in Geneva, Mr. Lutz presented a site plan for the envisioned five-story mixed-use property (200 resident units, 6,000 sq. feet of restaurant space on State Street), and the amenities proposed. Parcel 2 was not finalized, but there was consideration for future townhomes. Demographics of the target market (Millennials) were explained, which was driving the design of this high-end building. In closing, Mr. Prosapio proceeded to read the conclusion of a traffic report completed by Traffic Impact Group, LLC's, dated June 17, 2014.

Commissioners voiced comments/questions on a number of different items, such as why the company was marketing apartments versus condos; how was parking actually tucked into the building; how would traffic on Peyton Street not impact the area with additional trips; the high rent being charged for the units, etc. However, the main concerns included the height of the building as compared to the rest of the neighborhood; addressing the environmental remediation issues of the site; the layout of the State Street / 7<sup>th</sup> Street intersection; and being thoughtful about the design of the current intersections. Per further questions on development cost and building height, Mr. Prosapio stated the estimated cost for the building was approximately \$40M and, as compared to the current Cetron building, the estimated height for the proposed building was about 10 feet taller. An explanation followed on what happened to the Naperville project which ultimately turned into a hotel.

In reviewing the traffic study, Dir. Untch clarified to the applicants that an intersection design study would be required by IDOT and the idea of extending 7<sup>th</sup> Street was part of the city's Downtown Master Plan so, if it could be extended it would allow for better traffic management.

### **Public Comment**

Vice Chairman Stocking invited the public to comment:

Mr. Mike Olesen 202 N. 6<sup>th</sup> Street, voiced concern about height of the building and traffic flow on Peyton Street due to the nearby high school.

Mr. Jamie Dwyer 128 N. Sixth Street, butts up to Parcel 2 and did not see how the development related to the current neighborhood - two story frame homes. He voiced concern about height, the fact that it butts up to the historic district, and did an overall plan exist for the area. He stated many of the homes have turned into rentals because many of the residents were waiting to see what would develop on the site. He asked for strong consideration and did not believe apartments were the best choice.

Mr. Colin Campbell, 18 S. Sixth Street, stated while the proposal was beautiful it was physically too large for the neighborhood and would destroy the area. He discussed the transient movement of the demographic group that was being targeted -- they stay for a few years. He sited other townhome developments in the area that would be better suited and in the best interest for this area.

Ms. Margaret Johnston, 102 Richards Street, asked if there were more detailed plans, which the developer did not have. Ms. Johnston believed the development was too massive and would change the character of the neighborhood.

Mr. Dan Janis, 121 Anderson Blvd., voiced concern about the increased traffic on Peyton Street; the increased traffic from high school students; what accommodations would be made for visitors; and would 7<sup>th</sup> Street be a one-way north street.

Ms. Patricia Winter, 227 Anderson Blvd., believed a traffic study should be done during the school year when students and buses are present. As to the comments made about the younger generation moving to downtown Chicago, she believed otherwise. She knew of individuals who had to move to other areas because Geneva did not offer higher-end apartments.

Ms. Leslie Jubie, 316 Peyton Street, discussed the young families that visit the park by her home and voiced concern about their safety due to students driving and the overall traffic that would increase. She believed more tax-generating properties were needed in the city versus rental properties.

Mr. Howard Johnston, 102 Richards Street, voiced concern about his quality of life changing with the new development; more traffic; and believed something else was needed in the location.

Mr. David Shepard 117 N. Fifth, agreed with comments made but noted that the special use appeared to be allowing items not normally allowed. He voiced concern about traffic, the building's height, adding an adequate street setback for 7<sup>th</sup> Street and to allow for an eastbound left-lane on State Street onto 7<sup>th</sup> Street north. He reiterated long-term planning had to be done and Seventh Street needed to be two-way.

Mr. Alexander Nowak, 118 N. Fifth Street, inquired about utility infrastructure and its impact; where were delivery trucks going to deliver and their impact to the residents; and how would the environmental cleanup impact the neighborhood when it takes place.

Mr. Jeff Prosapio, from Marquette, reminded the committee that this was a concept plan and engineering had not been addressed yet. He discussed how height could be addressed with a different roof design, but emphasized that there was a demand for such housing.

Mr. Nick Ryan, CEO for Marquette Companies, commented that the property would be subject to real estate taxes (about \$400K) and the development would most likely not generate children for the schools.

Other commissioner questions/comments followed as to what other developments in Geneva were five-story developments; whatever development went into the site would have to have some scale; was there potential for Marquette to purchase and develop a nearby site, located north, in order to lower the building; and finally, that, contrarily, there was demand for mixed-use in the city and the demographics could support the proposal because the same demographic group would be spending money in town. Commissioners agreed, overall, that Marquette needed to re-work the plan and 7<sup>th</sup> Street had to be two-way.

Dir. Untch closed by stating staff had been in discussions with Burgess Norton and a proposed addition is planned for their facility with other improvements to take place around their facility. They are interested in retaining ownership of the office building to the north. Dir. Untch raised the point that when staff was discussing the Downtown Master Plan (the "Plan") initially, there were some questions about the future of Burgess Norton and the surrounding community at that time but it became apparent Burgess Norton was staying in its present location. On that point, Commissioner Stevenson acknowledged the work that had gone into the Plan but the focus, at that time, was the library possibly becoming a key part of that development yet the plan never addressed the density issue. Dir. Untch recalled the same type of scenario but reiterated that the Plan, as it sat currently, needed some "fresh thinking" as it pertained to the site and should the Plan move forward, staff would expect

an amendment process. However, he also pointed out that the Plan reviews the surrounding area in detail and has recommendations for mixed-use development and redevelopment and includes the extension of Seventh Street and the extension of a bike-way along Seventh Street. He invited the residents to review the Plan to see what was initially planned for the area. Dir. Untch briefly summarized the five main goals of that Plan. Vice Chairman Stocking added that he was part of the planning efforts of the Plan but agreed the proposed building's height for this development was too high, the facade massing needed to be broken up, the upper floors needed to be set back, and considering the fact that placing such a building in this location, and its proposed cost of \$40M, could potentially set a trend for future redevelopment of other nearby strip mall properties.

**Other Business** - None

**Adjournment**

Meeting was adjourned at 8:28 p.m. on motion by Commissioner Evans, seconded by Commissioner Leidig. Motion carried unanimously by voice vote.