Monthly Report

CITY OF GENEVA PLAN COMMISSION

MAY 2014

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REQUEST	APPLICANT	LOCATION	WARD	STATUS & RECOMMENDATION
Final Planned Unit Development Amendment – Request for final planned unit development plan approval related to the conversion of the former Applebee's restaurant to a Panera Bread drive-through restaurant.	Panera Bread	1690 S. Randall Road	2nd	Under Staff Review
Zoning Ordinance Text Amendment – Request for Amendment to Section 11-12-6D of the Zoning Ordinance to increase the frequency of message change on electronic message board signs from twice per day to once every 5 minutes.	Faith Lutheran Church	NA	NA	Plan Commission public hearing continued to August 14, 2014
Planned Unit Development Amendment – Request to amend Exhibit II (Permitted Uses) of the Fabyan & Kirk Planned Unit Development (Ordinance 1993-19A) to include "spa services and products, including, but not limited to: alternative and holistic, floatation, speleotherapy, acupuncture, massage, light and heat therapies and food, drink, supplements, herbs, personal care and any other related products or other merchandise sold directly to consumers."	Salternative LLC	1541 E. Fabyan Parkway	5th	Approved by the City Council on June 2, 2014

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REQUEST	APPLICANT	LOCATION	WARD	STATUS & RECOMMENDATION
Amendment to the Downtown Station-Area Master Plan (Opportunity Site 3), Zoning Map Amendment from the B2-J Business District to the R7 Multiple-Family Residential District, Preliminary & Final Planned Unit Development – Request for conceptual review of a proposed redevelopment of properties located at the northeast corner of 7th Street and James Street. The concept would include demolition of 15 S. 7th Street, the 2 garages in the rear 15 S. 7th Street, and the home at 627 James Street. The concept would provide six new townhomes facing 7th Street, six guest parking spaces for the townhomes, and a new garage for the remaining single-family home at 621 James Street.	Shodeen Group	Northeast corner of James Street and 7th Street *(13 S. 7th Street, 15 S. 7th Street, 621James Street, & 627 James Street)*	1st	Plan Commission concept review held on May 8, 2014
Plat of Subdivision – Request for conceptual review of an approximately 258 unit single-family residential subdivision on 96 acres located at the southeast corner of Illinois Route 38 and Brundidge Road. The property is located in unincorporated Campton Township. The applicant is proposing to annex the property to the City of St. Charles. The concept plan will be reviewed by the St. Charles Plan Commission on May 20, 2014 and the St. Charles City Council Planning & Development Committee on June 9, 2014. St. Charles has requested any comments the City of Geneva may have on the proposal.	Avanti Properties Group	Southeast corner of Illinois Route 38 and Brundidge Road	4th (adjacent)	Plan Commission concept review held on May 8, 2014

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REQUEST	APPLICANT	LOCATION	WARD	STATUS & RECOMMENDATION
Annexation Agreement Amendment, Planned Unit Development Amendment, Comprehensive Plan Amendment, Zoning Map Amendment, Preliminary/Final Plat of Subdivision – Proposal to develop the vacant +/-15 acre commercial property as a 48 unit single-family subdivision.	Putle Group	South side of Bricher Road, west of the Shoppes of Geneva Commons.	4th	*Scheduled for Committee of the Whole* July 14, 2014 Plan Commission recommended approval on June 12, 2014
Amendment to the Downtown Station-Area Master Plan (Opportunity Site 3), Zoning Map Amendment from the I1 Light Industrial 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.	Marquette Companies	7 Richards Street, 17/19 Richards Street, and 715 Hamilton Street	1st	*Scheduled for Plan Commission* June 26, 2014

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REQUEST	APPLICANT	LOCATION	WARD	STATUS & RECOMMENDATION
Planned Unit Development Amendment & Special Use – Request to amend the Eaglebrook Planned Unit Development to allow "animal boarding" as a Special Use and a request for a Special Use to allow animal boarding at 1881 S. Randall Road.	Dan Markwalder of Geneva Animal Care Clinic	1881 S. Randall Road	2nd	*Scheduled for Plan Commission* July 10, 2014
Planned Unit Development Amendment & Special Use – Request to amend the Eaglebrook Planned Unit Development 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.	Ramiro Guillen	1871 S. Randall Road	2nd	*Scheduled for Plan Commission* July 10, 2014
Planned Unit Development Amendment – Request to amend the North Riverfront Planned Unit Development to increase the maximum allowable floor area ratio for lots 4 through 8 from 0.5 to 1.0.	Shodeen Group	119 -217 N. 1st Street	1st	*Scheduled for Plan Commission* July 10, 2014
Annexation, Annexation Agreement, Zoning Map Amendment & Special Use - Proposal to annex the cemetery property west of the Fabyan Crossings shopping center to accommodate the addition of an office building and expansion of the cemetery and mausoleum.	Rockford Diocese	37W210 Fabyan Parkway	2nd (adjacent)	*Scheduled for Committee of the Whole* July 14, 2014 Plan Commission recommended approval on June 12, 2014