

**PLANNING AND ZONING COMMISSION MINUTES**  
**City of Geneva**  
**109 James Street - City Council Chambers**

**January 13, 2022 – Meeting #36**

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Chairman Stocking called the meeting of the Geneva Planning and Zoning Commission to order at 7:00 p.m. and read a statement explaining the proceedings for the remote and in-person meeting.

**Roll Call:**

Present: Chairman Stocking, Commissioners Evans\*, Holoman, Mead, Moran, Slifka

Absent: Commissioner Matyskiel

Staff Present Development Planner Chayton True

Also Present: Mr. Gerald Wibben, 140 N. Harrison St., Recording Secretary Celeste Weilandt and Court Reporter Paula Quetsch

(\*Remote)

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**Approval of the Agenda**

**Motion by Commissioner Mead, second by Commissioner Slifka to approve the agenda. Motion carried unanimously by voice vote of 6-0.**

**Approval of December 9, 2021 Minutes**

**Motion by Commissioner Slifka, second by Commissioner Moran, to approve the December 9, 2021 minutes. Motion carried unanimously by voice vote 6-0.**

**Public Hearing**

Chairman Stocking swore in those individuals that would be speaking tonight.

**A. 140 N. Harrison Street** – Variation from Section 11-5E-4 (Lot and Area Requirements) to decrease the street yard setback from 20 ft. to 0 ft. in accordance with Section 11-14-5 (Variations) of the Geneva Zoning Code. Location: 140 H. Harrison Street, P.I.N. 12-02-332-009. Applicant: Gerry Wibben.

Planner Chayton True read into the record the contents of the planning file.

Applicant, Mr. Gerald Wibben came forward and discussed that he would like to replace the existing front porch on Jefferson Street with another front porch but with a landing. The current front porch is over the lot line and he plans to bring the new porch within the property line by one inch. The porch will meet code.

Chairman Stocking invited public comment. No public comment received.

**Motion by Commissioner Mead to close the public hearing. Second by Commissioner Slifka. Roll call:**

**Aye: Evans, Holomon, Slifka, Mead, Moran, Stocking**  
**Nay: None**

**MOTION PASSED. VOTE: 6-0**

**Motion by Commissioner Mead, second by Commissioner Slifka to approve a variation from Section 11-5E-4 (Lot and Area Requirements) to decrease the required street yard setback on Jefferson Street from 20 ft. to 0 ft. in accordance with Section 11-14-5 (Variations) of the Geneva Zoning Code, subject to the findings of fact in staff's report. Roll call:**

**Aye: Evans, Holoman, Slifka, Mead, Moran, Stocking**

**Nay: None**

**MOTION PASSED. VOTE: 5-0**

Per staff, the above recommendations will be sent to the City Council meeting on January 24, 2022 (to be verified by staff) at 7:00 p.m. in Council chambers.

**B. Delnor-Community Hospital PUD Expansion**– An amendment to the Fisher Farms Planned Unit Development to remove parcel 12-05-400-021 and an amendment to the Delnor Community Hospital Planned Unit Development to include parcels Nos. 12-05-400-021 and 12-05-400-007 in accordance with Ordinance 2003-33 (The Delnor Community Planned Unit Development) and Section 11-14A (Site Plan Review) of the City of Geneva Zoning Ordinance. Location: 300 S. Randall Road. Applicant: Northwestern Medical Healthcare.

Planner Chayton True read into the record the contents of the planning file.

Representing the applicant, Christian Banks, project manager for planning and construction for Delnor Hospital, summarized the topics that would be covered for the expansion of Delnor's Cancer Center.

Mr. Goran Vukovljak, architect for the project, referenced the proposed site plan. The expansion will be located to the south of the current cancer center and will jut out into the pond. The parking for this project will be met. The expansion, when completed, will look like the current center with no real delineation between the original building and the new expansion. Details followed. Materials for the proposed expansion will be identical to the original building.

Mr. Steven Kranenborg, project manager with V3 Companies, and civil engineer for the project, reviewed where the volume of water for the existing pond would be relocated, i.e., toward the western portion of the pond. Details followed on how the new expansion would be constructed into the pond basin.

A review of the interior layout of the new expansion followed. Mr. Banks confirmed that two parcels would be added to the PUD, but no construction would take place on them at this time.

City Planner, Mr. True, reminded the commissioners to focus on the two parcels being brought into the PUD at this time, for public hearing purposes, noting the site plan review would follow on the agenda. Mr. True confirmed that no comments were received from the nearby residents. Asked if the two parcels were on the tax rolls currently and would they be exempt if developed, Mr. Banks offered to take back the question to Northwestern. Additional questions followed regarding the traffic flow at the southern entrance of the campus.

Chairman Stocking invited public comment.

Mr. John Dashner, 733 Lexington Drive, asked what the current pond was used for, was there an impact study on it, and would the new expansion building actually match the existing metal panel material on the original building.

Mr. Kranenborg, with V3 Companies, stated the volume of water was being replaced at a 1 to 1 ratio and the pond was designed for flood control. Its design will follow the requirements of the Kane County stormwater ordinance. Regarding the metal material, it would be the same material to create the look of a unified building.

**Motion by Commissioner Slifka to close the public hearing. Second by Commissioner Mead. Roll call:**

**Aye: Evans, Holoman, Mead, Slifka, Moran, Stocking**

**Nay: None**

**MOTION PASSED. VOTE: 6-0**

**Motion by Commissioner Mead, second by Commissioner Slifka to approve an amendment to the Fisher Farms Planned Unit Development to remove Parcel No. 12-05-400-021, subject to the findings of fact in staff's report. Roll call:**

**Aye: Evans, Holoman, Mead, Slifka, Moran, Stocking**

**Nay: None**

**MOTION PASSED. VOTE: 6-0**

**Motion by Commissioner Mead, second by Commissioner Slifka to approve an amendment to the Delnor Community Hospital Planned Unit Development to include parcel Nos. 12-05-400-021 and 12-05-400-007, subject to the findings of fact in staff's report. Roll call:**

**Aye: Evans, Holoman, Mead, Slifka, Moran, Stocking**

**Nay: None**

**MOTION PASSED. VOTE: 6-0**

### **Site Plan Review**

**A. Northwestern Medicine – Delnor Hospital Cancer Center Expansion** – A proposed 15,500 sq. foot expansion of the existing 35,034 sq. foot cancer center. Location: 300 S. Randall Road. Applicant: Northwestern Memorial Healthcare.

Because this matter was addressed above, commissioners centered their discussion on the pond's volume, flood control, and how the new pond would be designed to meet Kane County's stormwater ordinance. Mr. Kranenborg explained to commissioners that the pond would not be dredged to become deeper, as it was fairly deep already at more than 20 feet. To date he was not aware of any flooding issues with the current pond. Asked if it was really cost effective to construct the building into the pond versus expanding to another part of the site, Mr. Goran Vukovljak explained it was key to keeping the cancer center operational and maintaining the current parking lot. The project would be in phases with completion expected in 2023. Per the applicant, the pond would remain at the same water level.

**Motion by Commissioner Mead, second by Moran. to approve a site plan for a proposed 15,466 sq. foot expansion to the existing 35,034 sq. foot cancer center on the campus of Northwestern Memorial Healthcare, 300 S. Randall Road, Geneva, subject to the findings of fact in staff's report. Roll call:**

**Aye: Evans, Holoman, Mead, Slifka, Moran, Stocking**

**Nay: None**

**MOTION PASSED. VOTE: 6-0**

Per staff, the above recommendations for both cases will be sent to the City Council meeting scheduled for February 7, 2022 at 7:00 p.m. in Council chambers.

**Public Comment**

Mr. John Dashner, returned and inquired if the City had plans for long-term flood control at the Delnor site wherein Planner True explained that WBK, the stormwater consultant for the City, and the City's public works department have reviewed Northwestern's plans to ensure the pond expansion meets the County's ordinance, which also included long-term control. Chairman Stocking and Commissioner Mead also addressed some of Mr. Dashner's concerns which Mr. Mead pointed out were sometimes provided in staff's report for reference.

No further public comment followed.

**Other Business**

Planner True updated the commissioners on some upcoming projects which included the Fox Valley Commerce Center, Valley Animal Hospital, Verizon tower/Oscar Swan, and a public hearing for the vacation of Colony Drive.

**Adjournment**

**A motion was made by Commissioner Evans to adjourn the meeting at 8:00 p.m. Motion carried unanimously by voice vote of 6-0.**