

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

March 14, 2019 – Meeting #1205

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

Present: Chairman Stocking; Commissioners Case, Dziadus, Leidig, Mead, Stevenson

Absent: Commissioners Evans, Kosirog, Slifka

Staff Present: Community Development Director David DeGroot, City Planner Paul Evans

Public Present: Mr. David Hawley with The Beer Cellar; Mr. Barry Bourdage; Court Reporter Paula Quetsch with Planet Depos; Recording Secretary Celeste Weilandt

Approval of the Agenda

Commissioner Case, made a motion to approve the agenda. Second by Commissioner Leidig. Motion passed by voice vote of 6-0.

Approval of Minutes of January 24, 2019

Minutes of the January 24, 2019 meeting were approved on motion by Commissioner Case, second by Commissioner Dziadus. Motion passed by voice vote of 6-0.

Public Hearing

Chairman Stocking read the protocol for public hearing and swore in those individuals that would be providing testimony. Contents of the Plan Commission file were read into the record by City Planner Paul Evans. The following public hearing was opened by the chairman:

A. The Beer Cellar – A request for a special use per Section 11-6C-3 to allow the package sale of alcoholic beverages and the operation of a tavern in the B2 Business District.
Applicant: David Hawley, The Beer Cellar; Location: 204 W. State Street. -

Applicant, Mr. David Hawley, explained he was seeking a special use permit to allow for the on-site and off-site sale of alcoholic beverages. The application was in line with the City's Comprehensive Plan and would not diminish neighboring properties. Traffic would not increase in the area and adequate parking was provided by the City. The application met all construction, utility and facilities as described in the special use permit.

Mr. Hawley provided an overview of the store's interior, noting the basement will be used for storage and be closed to customers. The main floor will include a few seating areas, a standing bar for approximately 15 to 20 individuals and additional products around the store to purchase. Hours of operation will be Monday thru Wednesday, 12:00 PM to 10:00 PM.; Thursday thru Saturday, 12:00 PM to 11:00 PM, and Sunday, 12:00 PM to 7:00 PM. Busiest times were Thursday, Friday and Saturday. The male/female restrooms will be ADA-compliant. Per Mr. Hawley, The Beer Cellar in Glen Ellyn carried over 300 beers. The Geneva location will have approximately 20 draft lines. Mr. Hawley proceeded to share some success stories in the breweries he carries.

Commissioner Dziadus confirmed with Mr. Hawley that no brewing of beer was taking place on-site. Mr. Hawley concurred and proceeded to explained that the Geneva store will sell wine, snacks,

and will encourage customers to order food from nearby businesses to bring in while sampling their beer, wine or spirits.

Per a question, Mr. Hawley confirmed the existing lift in the rear of the building did operate. He also confirmed that a customer will basically come in to sample a beer and purchase a to-go package of beer from one of the nearby coolers. Overall, commissioners provided positive comments.

Mr. Hawley also shared that a consistent number of customers from the Tri-Cities area drove to the Beer Cellar in Glen Ellyn. Last comments from him included that the busiest night (in Glen Ellyn store) was Friday from 4:00 PM to 7:00 PM with an average of 30 to 50 customers in those three hours. When the Geneva site is built out, Mr. Hawley said it will have a similar layout as the Glen Ellyn site, but larger. Mr. Hawley hoped to be open for business this July or August.

The Chairman invited the public to speak. No comments were received.

Commissioner Mead made a motion to close the public hearing. Second by Commissioner Leidig. Roll call:

Aye: Case, Dziadus, Leidig, Meade, Stevenson, Stocking

Nay: None

MOTION PASSED. VOTE: 6-0

Commissioner Mead made a motion to approve a request for a special use per Section 11-6C-3 to allow the package sale of alcoholic beverages and the operation of a tavern in the B2 Business District subject to the findings of fact around the nine Special Use standards contained in staff's report. Second by Commissioner Case. Roll call.

Aye: Case, Dziadus, Leidig, Meade, Stevenson, Stocking

Nay: None

MOTION PASSED. VOTE: 6-0

Public Comment

Mr. Barry Bourdage, 318 Anderson, Geneva, explained that the zoning for his building was currently zone B2 but there was a proposed new district zoning called for in the Downtown Zoning Update. He did not consider his building to be downtown. He further noted the new zoning would limit his (building's) height, property lines, etc. He asked what the correct process was to either not be part of the zoning change or apply for the Downtown Commercial Mixed Use zone.

Director DeGroot proceeded to relay the discussions he had with Mr. Bourdage on this matter, explaining to him that the Plan Commission will be able to discuss his concerns at the March 28th public hearing. Director DeGroot further emphasized to the applicant and the commission that no decision could be made tonight on this matter since it was not on the agenda. Details followed on the zoning process and how the districts are determined.

In closing, Dir. DeGroot briefly explained what information would be discussed at the March 28th meeting and how the information would be presented during the meeting.

Other Business

Planner Evans confirmed there will be a meeting on March 28th to discuss the downtown zoning update. Other updates followed on the Greenhouse Pointe development, Hamilton Place, and Oberweis. Director DeGroot reported the charette went well with six responses to the request for

proposal. A consultant has been selected and documentation will go before the next Committee of the Whole meeting.

Adjournment

Meeting was adjourned at 7:40 p.m. on motion by Commissioner Case, second by Commissioner Leidig. Motion carried unanimously by voice vote of 6-0.