

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

April 11, 2019 – Meeting #1207

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

Present: Chairman Stocking; Commissioners Evans, Kosirog, Leidig, Slifka, Stevenson

Absent: Commissioner Case, Dziadus, Mead

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

Public Present: Mr. Nico Nitti, Frank Nitti with Nitti Development; Mr. Daniel Free, V3 Companies, 7325 James Avenue in Woodridge; Mr. Gage Berger with Gary R. Weber Associates, 4 Wheaton Center, #211, Wheaton, IL; Ms. Angele Byskosh, 1032 Pebble Beach Ct., Geneva; Mr. Bob Erikson, 1500 Country Squire Dr.; Mr. Andy Ulijasz, 1116 Dunstan; Mr. Gunther Lubben, 733 Meadows; Mr. Glen Harks, 3713 Ridge Point; Court Reporter Joanne Ely with Planet Depos; Recording Secretary Celeste Weilandt, and press

Approval of the Agenda

Commissioner Kosirog made a motion to approve the agenda. Second by Commissioner Evans Motion passed by voice vote of 6-0.

Approval of Minutes of March 28, 2019

A correction was noted on page 2 of the minutes, second line -- correct the spelling of Commissioner Stevenson's name. **Minutes of the March 28, 2019 meeting were approved, with correction, on motion by Commissioner Kosirog, second by Commissioner Leidig. Motion passed by voice vote of 6-0.**

Public Hearing

Chairman Stocking read the protocol for public hearing and administered the oath to those individuals that would be providing testimony. The following public hearing was opened by the chairman:

A. Greenhouse Pointe Subdivision. Applicant is requesting:

1) a Map Amendment to rezone the subject property from R1 Low Density Single-Family Residential District to R3 Medium to High Density Single-Family Residential District; and 2) Preliminary/Final Subdivision Approval for a 20-lot single-family subdivision in the R3 Medium to High Density Single-Family Residential District, including a variation to reduce the right-of-way width from 66 feet to 60 feet. Location: East side of Western Avenue at Country Squire Drive; Applicant: Frank Nitti, with the Nitti Group LLC/Geneva LLC.

City Planner Paul Evans read the contents of the Plan Commission file into the record including the certificate of publication of the legal notice for tonight's public hearing, published in the *Daily Herald* on March 27, 2019.

Mr. Nico Nitti, with Nitti Development, explained the background of his family's business and discussed some of the developments his firm constructed or were under construction in Elmhurst and in Glen Ellyn, Illinois. The proposed Greenhouse Pointe development was for a single-family home

development (20 homes). Mr. Nitti said he would be seeking a zoning change from R1 to R3 with a reduction in right-of-way from 66 feet to 60 feet. Landscaping and photos of exterior elevations and interiors followed.

Mr. Daniel Free, representing V3 Companies, 7325 James Avenue in Woodridge, IL identified the proposed site and explained the two current houses on the site would be removed to make way for 20 new single-family homes. Ingress/egress for the site was identified as was the stormwater management facility (wet bottom detention). Maintained landscaping would be provided on a curved median at the northern entrance. Other proposed improvements included an asphalt roadway, an 11-foot parkway and four-foot wide concrete sidewalks. The proposal would be compliant with the county's stormwater ordinance.

Mr. Free reviewed the two requests being sought tonight and summarized that the development worked as a stand-alone neighborhood, given that one road ran through it and served only its homes. Addressing the reduction of right-of-way to 60 feet, Mr. Free stated it was needed for sufficient lot depth. The sidewalk, parkway and light poles included in the plan were discussed with staff prior to ensure the plan before the commissioners worked for the initial construction and for future maintenance.

Mr. Gage Berger, with Gary R. Webber Associates, 402 W. Liberty Drive., Wheaton, IL reviewed the development's landscaping in greater detail, noting shorter shade trees would be planted on Western Avenue due to the overhead utility poles as well as on the northern boundary to provide screening. Naturalized plantings were planned for the edge of the water basin which basin would include an aerator. The east and south sides of the development would include additional shade trees in the lots as part of the mitigation for some of the existing trees that were being removed. While the City's minimum landscaping requirements were being met, Mr. Berger explained that Nitti Development would upsize landscaping based on availability and existing site conditions due to some tight conditions.

Mr. Frank Nitti, 3099 Wall Street, explained there would be no berms, but lots 1, 14, 15 and 20 would be facing Western Avenue. Initial cost for the homes were predicted to start from \$500,000 but could go as high as \$800,000 depending on what the market dictated. Commissioner Stevenson expressed concern that if the developer was marketing toward seniors who were downsizing, the developer would be shut out of the market. However, if the developer was marketing to families, a better opportunity existed.

Commissioner Leidig queried staff about the development's landscaping, how the city planned to ensure the landscaping and pond would be maintained after the developer completed the project, and what would occur if the homeowner's association dissolved. Director DeGroot explained the trees within the right-of way would be maintained by the City and the landscaping around the detention would be the responsibility of the homeowner's association, with a backup special service area, should the association not be properly maintaining the pond and surrounding plantings. Parking would be available on one side of the street with appropriate signage.

Per Mr. Frank Nitti, returned and explained the retention pond would have a split rail fence surrounding it and include a pond aerator. For now, the initial association would mow the grass in lots 20, 21, and around the retention pond. Once the development reached 50% developed and was turned over, Mr. Nitti explained the neighbors could add or delete what services they wanted the association to handle or they could be free to mow their own grass. Asked if the specimen trees in the middle of lots 20 and 16 could be saved, Mr. Nitti indicated he could try to save some trees but he was adding additional trees in the development for that reason.

Chairman Stocking opened up the meeting to public comment.

Ms. Angele Byskosh, stated she resides on Pebble Beach Court and asked about the rezoning and the decrease in the right-of-way from 66 feet to 60 feet and whether it was a function of the number of homes being planned for the development.

City Planner Evans explained the developer had the right to ask for the rezoning and the reduced right-of-way was to allow the developer to meet the minimum lot size and still allow for utilities, water, etc.

Ms. Byskosh further asked for clarification on the electrical station to the north and the overall stormwater management for the northern part of the site.

Mr. Bob Erikson, 1500 Country Squire Drive, asked about the spacing between the homes on the south portion of the development.

Director DeGroot explained a minimum of 6 feet from the property line could exist between the homes (total of 12 feet) but would depend upon the size of the home.

Mr. Erikson understood the spacing was probably due to economics. He further asked if the homeowners association was driven by the developer or the City, wherein Dir. DeGroot explained it was both. He provided details.

Mr. Erikson voiced concern that a homeowners association was only as strong as its document and enforcing it was difficult. He shared his personal experience with a homeowners association. He voiced concern about the pond maintenance which was difficult and costly. Lastly, Mr. Erikson voiced concern about overnight parking, enforcement, and vehicle overflow. Dir. DeGroot noted that if there were concerns with the homeowner association's CC&Rs, staff would consult the city's attorney.

Mr. Gunther Lubben, 733 Meadows, voiced concern about the zoning from R1 to R3 and the disservice to the neighbors. He questioned whether the city reviewed R2 and R1 options, voicing his concern that the development was too dense. Furthermore, Mr. Ruben said he did not see a market study done for the R3 development. Planer Evans stated this site was identified in the Homes for a Changing Region which could handle more diversity and the City's overall plans were to have more housing diversity. Mr. Ruben, again, suggested the commissioners consider an R2 zoning for the site.

Mr. Andy Ulijasz, 1116 Dunstan, said he lived behind the wooded lot and owned most of the woods. He asked the developer what he planned to do with the trees, i.e., leave some or install a fence.

Mr. Frank Nitti explained some of the trees would be removed for storm sewer and some of the trees would be trimmed. Mr. Daniel Free added that the electrical poles would not be touched, and as many trees as possible would be saved. A drain would be added along the property line by Mr. Yullgez's property, along with a drain and sewer stubs added for future connections. Mosquito prevention would be handled by a lighted aerator. Mr. Yullgez asked that Mr. Nitti contact him about a tree fort in one of the trees.

Mr. Glen Harks, 3713 Ridge Point, stated he and his wife moved from St. Charles to live in Geneva. He stated he and his wife wanted to purchase a quality home for under \$1.0 Million Dollars, near town, and on a smaller lot but could not find one. Mr. Harks asked the commissioners to visit the developer's homes in Glen Ellyn. After seeing those homes, he believed the proposed development was a nice addition to the City given the developer's price point for this development.

Mr. Nico Nitti returned and reiterated his company has built homes in established neighborhoods and he asked that the nearby neighbors contact him with questions or concerns. He stated those buyers who purchase their type of homes are those who want to stay in town.

Commissioner Kosirog voiced concern about the parking and asked if the reduction in the right-of-way was not granted would the City allow parking on both sides, wherein DeGroot clarified the reason was not the roadway being reduced, but was the parkway being reduced 3 feet on each side. Parking was limited to one side so that emergency vehicles could pass through the street.

Mr. Nico Nitti referred to the Berteau development (36 homes) which also had one-side parking. To date, he did not hear about parking issues for that development.

Commissioner Evans moved to close the public hearing. Second by Commissioner Kosirog. Roll call:

Aye: Evans, Kosirog, Leidig, Slifka, Stevenson, Stocking
Nay: None **MOTION PASSED. VOTE: 6-0**

Commissioner Evans made a motion to approve a Map Amendment request to rezone the subject property from R1 Low Density Single-Family Residential District to R3 Medium to High Density Single-Family Residential District per staff’s findings of fact. Second by Commissioner Leidig. by Roll call:

Aye: Evans, Kosirog, Leidig, Slifka, Stevenson, Stocking
Nay: None **MOTION CARRIED. VOTE: 6-0**

Commissioner Evans made a motion to approve a Preliminary/Final Subdivision Approval for a 20-lot single-family subdivision in the R3 Medium to High Density Single-Family Residential District, including a variation to reduce the right-of-way width from 66 feet to 60 feet, including staff’s seven (7) recommendations on Page 9 of its report. Second by Commissioner Leidig. Roll call:

Aye: Evans, Kosirog, Leidig, Slifka, Stevenson, Stocking
Nay: None **MOTION CARRIED. VOTE: 6-0**

Public Comment – None.

Other Business

Planner Evans stated the next Plan Commission meeting was on April 25, 2019 and would conclude the review of the City’s zoning ordinance. Director DeGroot stated that most of the property owners supported the ordinance changes. Planner Evans expected the Oberweis concept to be on the May 9th agenda. Updates followed on: the redevelopment agreement for the former Mill Race Inn property, the Meadowbrook Manor site on Keslinger Road (up for sale) and a property being considered under the proposed South Historic District.

Adjournment

Meeting was adjourned at 8:19 p.m. on motion by Commissioner Evans, seconded by Commissioner Stevenson. Motion carried unanimously by voice vote of 6-0.