

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

June 9, 2022 – Meeting #41

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.

Chairman Stocking proceeded to swear in those individuals who would be speaking on the proposals.

Roll Call:

Present: Chairman Stocking, Commissioners Evans, Holoman, Matyskiel, Mead, and Moran

Absent: Commissioner Slifka

Staff Present City Planner Chayton True

Also Present: Michael Knuth on behalf of Even Flow Music & Spirits, LLC, 57 Briarcliff Road, Montgomery

Approval of the Agenda

Motion by Commissioner Evans, second by Commissioner Holoman to approve the agenda. Motion carried unanimously by voice vote of 6-0.

Approval of April 28, 2022 Minutes

Commissioner Mead recommended amending page 3, paragraph 4, line 2 of the minutes.

Motion by Commissioner Mead, second by Commissioner Matyskiel to approve the April 28, 2022 minutes as amended. Motion carried unanimously by voice vote of 6-0.

Public Hearing

A. Even Flow Sign Variation – Request for a Sign Variation from Section 11-12-6 to increase the maximum allowable sign area upon the W. State Street façade from 40 to 55.23 square feet. Location: 302 W. State Street. Applicant: Even Flow Music & Spirits, LLC

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

On behalf of Even Flow Music & Spirits, LLC, Mr. Michael Knuth, 57 Briarcliff Road, Montgomery, explained that the sign in question was designed to replace an existing awning suffering from wind and rust damage. Per Mr. Knuth's understanding, the new sign was required to use the existing awning anchors because the subject property is located within the historic district. Due to miscommunication, the proper permits were not applied for at the time the sign was installed. Mr. Knuth also noted that if the sign size is reduced the anchor brackets would be visible creating a less attractive façade.

Commissioner Mead began by asking if the applicant had met with Preservation Planner, Mr. Michael Lambert, to go over the historic preservation regulations and if the Historic Preservation Commission needed to review sign permits. City Planner True informed the commissioners that the Historic Preservation Commission does not review signs, but the Mr. Lambert does administratively

review sign permits after they have been submitted to the building division. Mr. True noted that per Mr. Lambert a smaller sign with new anchor points could be placed on the façade of the subject building so long as it meets the allowable sign area regulation. Mr. Knuth explained that he was unaware of the historic preservation regulations allowing for new anchor points to be created. In response to Commissioner Holoman's concerns, Mr. Knuth stated that a permit was never applied for because of a miscommunication between the sign design company and the contractor. Once City staff recognized the sign was in violation, the applicant applied for a sign permit.

Commissioner Evans asked for clarification on if a permit was ever issued. Mr. True noted that per his records the sign permit was never approved because it did not meet the requirements for allowable sign area. Commissioner and staff discussion continued about why the sign was not removed and why it was allowed to stay up since the violation was noticed in 2019. Per Mr. True the applicant was working with City Staff since the violation was initially noticed. The City did not ask the applicant to remove the sign while the application for a variance was in progress.

Chairman Stocking invited public comment. None received.

Motion by Commissioner Moran, second by Commissioner Mead to close the public hearing. Roll call:

Aye: Evans, Matyskiel, Mead, Stocking, Holoman, Moran

Nay: None

MOTION PASSED. VOTE: 6-0

Motion by Commissioner Mead to approve a request for a Sign Variation from Section 11-12-6 to increase the maximum allowable sign area upon the W. State Street façade from 40 to 55.23 square feet subject to the findings of fact in the staff report. Roll call:

Aye: None

Nay: Stocking, Holomon, Evans, Moran, Mead, Matyskiel

MOTION FAILS. VOTE: 6-0

Per staff, the above recommendation will go before City Council on Tuesday July 5, 2022 at 7:00 p.m. in the City Council chambers.

Public Comment

Chairman Stocking invited public comment. None received.

Other Business

Planner True updated the commissioners on the following upcoming applications: The Fox Valley Commerce Center has applied for final PUD, final subdivision, and site plan review; Verizon Tower at the Oscar Swann location completed a balloon test and the applicant has provided updated plans and photo simulations; 1258 Meadows Road submitted a variation to have three driveway entrances.

Commissioner Mead asked about a Dunkin Donuts building sale. Discussion followed. Mr. True noted that the Cornerstone project withdrew their application. Commissioner Holoman asked if a previously discussed item about a tattoo shop text amendment went before the City Council. Mr. True confirmed that the text amendment was approved.

Adjournment

A motion was made by Commissioner Evans to adjourn the meeting at 7:50 p.m. Motion carried unanimously by voice vote of 6-0.