

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

June 22, 2023 — Meeting #50

1. Call to Order

Chairman Stocking called the meeting of the Geneva Planning and Zoning Commission to order at 7:00 p.m., and read a statement of procedures for participation in the meeting for those present remotely and in person.

2. Roll Call

Present: Chairman Stocking, Commissioners Mim Evans; Rebecca Holoman; John Mead, Adam Matyskiel; and Tim Moran

Absent: Commissioner Michael Slifka

Staff Present: City Planner Matt Buesing, Assistant City Planner Jessie Muncie, Director of Community Development David DeGroot

3. Approval of the Agenda

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

4. Approval of June 8, 2023 Minutes

Motion by Commissioner Moran, second by Commissioner Matyskiel to approve the minutes. Motion carried unanimously by voice vote 6-0.

5. Concept Review:

A. **QuikTrip** – conceptual review of a proposal to develop a gas station and detention area on seven parcels totaling 13.09 acres of vacant land at the southwest corner of Kirk Road and IL Route 38. The proposal would require an amendment to the East Gateway PUD to permit a gas station and to revise the originally proposed street layout.

Location: Generally located at the southwest corner of Kirk Road and IL Route 38, P.I.N. 12-01-351-012, -013, -014, -015, and 12-12-101-002, -003, -004

Applicant: Skyler Evans, QuikTrip

Skyler Evans introduced himself as the real estate project manager for QuikTrip. Mr. Evans provided a brief history of QuikTrip, a family owned and operated business since 1958 that most recently opened their 1000th store in 2023. He presented renderings of the proposed development from different street angles and perspectives.

Nick Ftikas introduced himself as one of the attorneys working with QuikTrip on the zoning and entitlement process. Mr. Ftikas reviewed the development project, focusing on the zoning details. He stated it is about a 13 acre site, with the proposal of about 7.68 acres to be developed for the fueling station. A one story convenience store, about 7,318 square feet in size, is proposed to be built on the north portion of the site. A canopy with ten gas pumps would also be located on the north portion of the site. The south portion of the site is proposed to have a truck fueling component with 4 fueling bays. They are proposing ten truck parking spaces for trucks waiting to refuel or truck drivers going into the convenience store. He highlighted that although there are diesel fueling bays for trucks, this would not be a true truck stop as the development will not have amenities such as showers or sleeping quarters meant for an overnight stay. They are proposing 55 typical vehicle parking spaces. They are proposing two access points off Route 38 and one off Kirk Road. They are still working through the detention plans for the site, which will be presented in more detail at a later time. Mr. Ftikas stated they are seeking an amendment to the PUD to allow a fueling station on the property.

The Commission had a variety of questions for the applicant.

In response to a question from Commissioner Moran about turn lanes and traffic flow, Mr. Evans stated they have a traffic study underway to ensure that traffic flow will be safe and to determine if additional turn lanes are needed, for example.

Commissioner Moran asked if there will be a restaurant inside. Mr. Evans stated that QuikTrips don't have restaurants inside but it would have its own kitchen inside the convenience store to provide fresh doughnuts, breakfast biscuits, pizzas, subs, and fried chicken. There is no seating inside, just tables outside. Mr. Evans stated QuikTrip's business model is to come in and get what you need and get back on your way.

Commissioner Evans asked about the sidewalks along Route 38 and Kirk Road in the applicant's rendering and why they aren't connected. City staff responded that they would need to reference the East State Street Reconstruction Project plans to confirm

what the City will require for those sidewalks. QuikTrip stated the renderings are preliminary and they will do what is required for those sidewalks on the property.

Commissioner Evans stated that 55 parking spaces seems like a lot for a place where there is no dine in and asked the applicant how they arrived at that number. Mr. Evans explained that the parking in the immediate proximity of the store is about 10 spaces in the front and 8-9 on the sides. The other spaces are outside of the immediate proximity of the store and are to allow for plenty of parking spaces so there is not a continuous rotation of customers trying to find a parking space. Commissioner Evans stated if it is not necessary she would like to reduce the amount of paved surfaces.

Commissioner Evans asked what the large green space in the middle of the rendering is. Mr. Evans responded that it might be a detention area if needed, but if not, they could allow another business to come in.

Commissioner Evans asked City staff why a gas station is restricted from being on this site in the PUD and if anything has changed to merit the permittance of a gas station. City staff stated that the reason/discussion around why it is restricted predates current staff but their conclusion is that because there are existing gas stations on the north side, perhaps they did not want to repeat that pattern on the south side.

Commissioner Mead recalled reviewing a concept review years ago for the Southeast corner on Route 38 and Kirk Road for development for vehicular automobile use. Mr. DeGroot stated that the project never progressed past concept review.

Commissioner Holoman asked if there is a proposed traffic signal on Kirk Road to which the applicant stated no, but perhaps a widening of a median. The applicant is working with the Kane County Department of Transportation on this determination. Commissioner Holoman stated she would not want to see another traffic signal there.

Commissioner Matyskiel asked about the restricted commercial use of gas stations on the site in the PUD, wanting to know what commercial uses are allowed. City Planner Mr. Buesing responded that general uses are allowed and that a gas station was one of the few limited prohibited uses.

Commissioner Evans asked if this development is to provide any EV charging stations. Mr. Evans said they are testing them but currently do not have any planned for Illinois. At this point, it is not part of the business model but they are looking at moving towards that if it makes sense for their model in the future.

Commissioner Evans commented it is possible in the future that gasoline is replaced by a different form of fuel. She continued to comment that sites that were once gasoline/diesel fuel sites are often restricted in future uses for environmental reasons. She asked if the City has considered the re-use of gas station sites in the future if the

demand for gas station sites decreases. Director of Community Development Mr. DeGroot stated that the City has several sites in Geneva that were former gas stations with the tanks removed and now those sites are used for other purposes. Mr. Evans explained that QuikTrip considers the future of gasoline and as technology advances, QuikTrip will adapt their business model to what makes sense.

Commissioner Meads asked how QuikTrip will coexist with the parcel to the south. Mr. Evans stated they have helped set up roadways, easements, and electricity for neighboring parcels in the past. Mr. Evans said he will have an answer for that question later on in the development process.

Chairman Stocking stated he would like an ornamental looking retention wall seen when driving northbound on Kirk Road toward the site as it is highly visible, to which the applicant stated yes, absolutely.

Commissioner Holoman asked what the hours would be. Mr. Evans stated QuikTrip is a 24 hour operation. He restated there will be no overnight parking or truck amenities. He stated this site will likely have two night assistants, 8-10 staff during the day and a total of 22-30 employees. Mr. Evans stated the store will have nice quality cameras with good imagery to help police if needed, and they will cover every inch of the property. This concluded the questions and discussion regarding this project.

6. Resubdivision Review:

A. Cooper Woods Resubdivision – Request for a resubdivision of the Cooper Woods Subdivision to consolidate lots 8-10 into two lots, and to consolidate lots 18-21 into three lots.

Location: 1401, 1413, 1425, 1437, 1448, 1466, and 1482 Cooper Lane, P.I.N. 12-04-476-084, -085, -086, -087, and 12-04- 488-001, -002, -003

Applicant: George Havlicek, Havlicek Builders, Inc.

Rich Gerard introduced himself as the attorney representing the applicant, George Havlicek, a custom home builder. He explained the project, which is to take four lots on the north side and make them three lots by moving the lot lines, and on the east side take three lots and make them two lots by moving the lot lines. Mr. Gerard stated that no streets, setbacks or major utilities are changing. They are requesting this resubdivision to allow larger lots to accommodate the homes and yards.

After some discussion between Mr. Gegard, George Havlicek and the Commission, it was concluded that the reason for this application is that Mr. Havlicek's customers want enough space for pools, larger patios, nice landscape, three car garages, things of that nature and although with a larger lot a larger home can be built, it is not necessarily the reason for the resubdivision. Mr. Havlicek stated the homes will probably all stay under 4,000 square feet. He believes these larger lots will improve the subdivision and just allow more breathing room among the neighbors there. Mr. Gerard noted that he and his applicant have agreed to all conditions made by City staff.

Motion by Commissioner Mead to approve resubdivision of the Cooper Woods Subdivision to consolidate lots 8-10 into two lots and to consolidate lots 18-21 into three lots subject to the findings of fact contained in the staff report, and most specifically subject to the eight conditions outlined on page 4 of the staff report. Seconded by Evans.

AYE: Holoman, Matyskiel, Moran, Mead, Evans, Stocking
NAY: None

MOTION CARRIED 6-0

7. Public Comment

Chairman Stocking invited any further public comment, in person and remotely.

Hendrick Ryik, 674 Green Meadow Lane, stated as a nearby resident that he does not support the QuikTrip development. He believes there are enough gas stations in the area, as well as small food businesses in the area. He believes that it should be considered carefully that the City decided to limit this piece of land for gas station use in the PUD.

8. Other Business

City Planner Matthew Buesing stated that the last two projects seen by the Commission, 602 Maple Lane Variation, and Isaac's Upholstery Parking Lot Expansion, were approved by City Council.

9. Adjournment

Motion made by Commissioner Evans to adjourn the meeting at 7:49 p.m. Motion carried unanimously by voice vote 6-0.