

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

July 27, 2023 — Meeting #51

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 the public hearing.

2. Roll Call

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

Absent: Commissioner Rebecca Holoman

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

Also Present: Planet Depos Court Reporter

3. Approval of the Agenda

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

4. Approval of June 22, 2023 Minutes

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

5. Public Hearing:

A. **Venture Park** – Requests for:

i. Comprehensive Plan Amendment from Commercial to Industrial

ii. Zoning Map Amendment upon annexation of proposed project site from RR Rural Single-Family Residential to I1 Light Industrial;

Location: PIN 12-12-300-071

Applicant: Venture One Acquisitions, LLC

City Planner Matt Buesing read a list of contents in the project's file.

Chairman Stocking swore in individuals planning on giving testimony during the public hearing.

Ryan Stoller introduced himself as a partner at Venture One Acquisitions, an investor and developer of industrial real estate. Mr. Stoller began a powerpoint presentation that provided a brief overview of the project, which is the development of a 55.62-acre site, generally located at the Northeast corner of Kirk Road and Fabyan Parkway, into an approximately 719,200 square foot industrial building. Mr. Stoller opened the floor for any questions.

The commission asked questions of Mr. Stoller and city staff. Much discussion surrounded the City of Geneva's Comprehensive Plan, and Southeast Master Plan. The Southeast Master Plan is a 2012 amendment to Geneva's Comprehensive Plan that outlines the city's vision for the area and has designated this site in discussion as a commercial zone.

Commissioner Slifka asked if there has been much commercial interest in the property in the last ten years, to which Community Development Director David DeGroot responded no.

Commissioner Moran expressed concerns about how large the industrial site would be, with no identified tenants at this time, as a gateway to Geneva coming off Interstate 88.

Mr. Stoller stated that there is demand for this type of building, as people purchase more and more offline, building uses are trending toward this use and vacancy rates for these warehouses are at all time low. He commented that retail real estate is not in high demand and this site does not meet the needs of what he believes retailers are looking for right now. He added that the building as proposed can be demised into smaller uses for multiple tenants.

Commissioner Mead stated while he is sensitive to the Comprehensive Plan designating this site for commercial use, he cannot imagine a commercial use there.

Commissioners discussed the option of amending the text and limiting their definitions for I1 uses.

Chairman Stocking opened the public comment portion of the public hearing.

David Wallenciak, 578 Lexington Drive, detailed many reasons he believes this project should not come to fruition. He does not feel this project, at this site, conforms to the nature of the city. He does not want to see a warehouse right up to the edge of the Geneva border and he believes a commercial zone was planned as such to serve and complement the recreation and sports theme along Kirk Road in Geneva. If not sports and recreation at the site, he suggested stores; a grocery store or medical facilities. He is worried about the large amount of truck and passenger car traffic mixing on Kirk Road. Mr. Wallenciak scrutinized the layout of the proposed development, which has the trailer docks facing Kirk road, a main thoroughfare of Geneva, and not set very far back from the road. In conclusion, he asked the commission to look at the big picture.

Hendrick Ryik, 674 Green Meadow Lane, stated he would not want to see another warehouse there. He believes it goes against the Comprehensive Plan and that the Strategic Plan does not include industrial park development.

Community Development Director David DeGroot later responded to this and stated industrial development is identified as an objective in the city's Strategic Plan under the Economic Vitality section, objective II which Mr. DeGroot referenced and read; Develop a resilient local economy through the development of new commercial and industrial opportunities that add to the City's tax base is a goal to develop an industrial tax base.

June Maher, 33W568 East Lane, referenced the Southeast Master Plan and read an excerpt from page 14 about bike paths envisioned in the future plan. Ms. Maher appreciated that when this plan was developed, there was outreach to the community to find out the ways it can be developed in a way that reflects the values of the community of Geneva. She would like to know why the bike path is no longer in the plan. Ms. Maher scrutinized the building's design, stating that they could do better to make it look like it belongs in Geneva. She added that the site proposed is currently farmed for alfalfa. In addition, Ms. Maher asked a question for someone who could not be at the meeting, in regards to something she saw on Venture One's website, marketing this development as if it already exists and why that would be.

Mark Szartell, 548 Lexington Drive, asked if the city has completely exhausted all efforts to market and develop this site as a commercial area, even if it is not shopping or restaurants, perhaps small offices or light manufacturing firms. He voiced his concerns about it becoming a very busy corner at Kirk and Fabayan and how much more traffic and pollution would be added there. Mr. Szartell referenced the City of Naperville amending their I1 Light Industrial classification to make it more restrictive for warehouse businesses and wondered if that could be a possibility for the City of Geneva to restrict warehouse businesses from continuing to grow on the east side of Geneva.

Mr. Stoller thanked everyone for their comments. He responded that he believes this development fits well in this area. He stated he has been in communication with the owner of the Comfort Inn & Suites hotel and is receiving cooperation. He responded to a comment about the landscaping, noting they have packed many trees and a variety of trees along Kirk Road in addition to a berm which is above and beyond what is required by code. Mr. Stoller responded

to the comment about the bike path and stated their project does include an extension of the existing bike path and explained where it is shown in the plan.

There were no questions from the commission to Mr. Stoller at this time.

Motion made by Commissioner Moran to close the public comment section of the meeting. Discussion ensued about keeping it open to consider it in further detail, with additional analysis from city staff. The commission decided that it would be helpful to have more information from staff to aid in their discussion and decision making and it was decided to keep the public hearing open.

Chairman Stocking commented that the scale of the warehouse proposed is so large because it is in such high demand right now. He stated that he believes it is unlikely they remain fully occupied as the nature of the market, and that in approving a I1 zone, they are eliminating any potential commercial development for the site, and any other potential use, other than industrial development. He stated that he believes the commission has approved enough industrial development. Commissioner Matyskiel agreed that this type of development is a need in real estate right now, but he does not believe more industrial development is a pressing need in Geneva. The other industrial sites that are being developed in Geneva will mean more employees brought into the city and they will need commercial stores and businesses in the area, perhaps on this project's site.

Motion by Commissioner Evans to continue the public hearing to a date certain of August 24, 2023. Second by Mead.

AYE: Mead, Evans, Slifka, Matyskiel, Moran Stocking

NAY: None

MOTION CARRIED 6-0

6. Site Plan Review: A. Venture Park – Request for site plan review for a proposed industrial development.

Location: PIN 12-12-300-071

Applicant: Venture One Acquisitions, LLC

Commissioner Mead stated that he does not like the trucking docks facing the road and believes it will be difficult to mask them with trees and berms.

Commissioner Slifka asked if there would be more views presented by the applicant, specifically from Kirk Road towards the development. Mr. Stoller agreed to provide more views and renderings of what someone would see from Kirk Road at the next meeting. Chairman Stocking agreed that would be beneficial.

Motion by Commissioner Evans to continue the site plan review to a date certain of August 24, 2023. Second by Mead.

AYE: Mead, Evans, Slifka, Matyskiel, Moran Stocking

NAY: None

MOTION CARRIED 6-0

7. Public Comment

David Wallenciak asked for the status of the Bullock Campus project. City Planner Matt Buesing stated he is waiting for the resubmittal of documents for staff review from the applicant at this time. Director of Community Development David Degroot added that the applicant has been working with the Kane County Department of Transportation on their access points along Kirk Road and speaking to property owners in St. Chares about the extension of Division Street.

8. Other Business

City Planner Matt Buesing stated there are no projects coming up for the August meetings except for the Venture Park proposal.

The Cooper Woods resubdivision that the Planning and Zoning Commission approved in June was approved by the City Council.

The commission clarified what information they would like to have from staff at the regularly scheduled August 24, 2023 meeting as it pertains to the Venture Park project.

9. Adjournment

Motion made by Commissioner Evans to adjourn the meeting at 8:38 p.m.