



## City Council Meeting – August 5, 2019 Staff Responses to Council Questions

Before each Committee of the Whole or City Council meeting, questions that have been posed by the City Council relating to [the agenda](#) for that evening will be posted to the City's website. Below are the responses to this week's questions.

### **Agenda Item 10. Municipal Bills for Payment**

- 1) V3 Companies, \$2500

*Q: What is the payment to V3 for the Kane County Cougars Easement Plat?*

*A: V3 Companies prepared a public utility easement (PUE) for water main improvements associated with the UPRR Third Main Line Project.*

### **Agenda Item 12. Presentation of Ordinances, Resolutions, Petitions, Bids**

- d.) **Recommend Approval of Ordinance 2019-17 Amending Title 1 (Administrative), Title 3 (Boards and Commissions), Title 10 (Building Regulations), Title 11 (Zoning), and Title 12 (Subdivisions) of the Geneva Municipal Code and Rezoning (Zoning Map Amendment) Properties in the Downtown Area - All Related to the Project Known as the Downtown Zoning Update**

*Q: Can you please highlight/summarize the edits you made to the proposed zoning changes based on feedback from the (3 hour) HPC meeting?*

*A: At its meeting on March 7, 2019, the Historic Preservation Commission made the following recommendations:*

1. To limit the maximum building height in the D-MHR Mixed High Density Residential District to 35 feet. The proposal allowed for a maximum of 40 feet.
2. To require a Special Use permit for any building containing more than 3 dwelling units in the D-MHR Mixed High Density Residential District. The proposal allowed for up to 6 attached single-family dwellings (townhomes) by right.
3. To zone the property located at 18 S. 5th Street D-RSCM Residentially Scaled Commercial Mixed-Use. The proposed D-RSCM zoning is consistent with the recommendations of the Downtown Station-Area Master Plan but the property owner expressed concerns over the proposed change and requested to be zoned D-CM Commercial Mixed-Use, which is more consistent with the exiting B2 Business District zoning.
4. To zone the properties along the east side of the 100 block of S. 3rd Street D-CM Commercial Mixed-Use District. The Downtown Station-Area Master Plan called for these properties to be zoned D-RSCM Residentially Scaled Commercial Mixed-Use. The existing building improvements are better aligned with the D-CM Commercial Mixed-Use District (no setbacks, 100 percent lot coverage).
5. To zone the properties located at 404 & 426 S. 3rd Street D-RSCM Residentially Scaled Commercial Mixed-Use. The Downtown Station-Area Master Plan called for these properties to be zoned D-CM Commercial Mixed-Use which would allow for 100 percent lot coverage and no building setbacks. The recommended D-RSCM Residentially Scaled Commercial Mixed-Use District would preserve the 3rd Street setback and require open space.
6. To zone the properties located at 511 & 513 S. 3rd Street D-CM Commercial Mixed-Use District. The Downtown Station-Area Master Plan called for these properties to be zoned D-RSCM Residentially Scaled

Commercial Mixed-Use. The existing building improvements are better aligned with the D-CM Commercial Mixed-Use District (no setbacks, 100 percent lot coverage).

The Plan Commission agreed with the recommendations of the Historic Preservation Commission with the exception of the zoning for 18 S. 5th Street. The Plan Commission recommends the property located at 18 S. 5th be zoned D-CM Commercial Mixed-Use. The ordinance before the Council for consideration includes all the Historic Preservation Commission's recommendations, with the exception of 18 S. 5th Street, which follows the Plan Commission's recommendation.

*Q: In one of the earlier meetings (HPC or Plan C.) you mentioned that you had the rezoned pins sorted by the impact of the rezoning. No change, more restrictive, etc. Is this information in the packet?*

A: A detailed zoning analysis was completed for approximately 200 properties in different zoning districts in order to understand how existing buildings and uses compared to the existing and proposed zoning regulations. Properties that were analyzed each contained a summary identifying conflicts and noting where the proposed regulations were more restrictive or less restrictive. This exercise helped inform the proposed district regulations. The summary sheets are not included in the Council packet but are part of the public file and have been made available to property owners throughout the process.

*Q: What were the changes on the zoning map from the January 2019 version to the May 23 version? Why were these changes made?*

A: The changes made to the zoning map since January have been made to reflect the recommendations of the Historic Preservation Commission and Plan Commission. An overview of the recommendations from the Historic Preservation Commission and Plan Commission will be presented at the City Council meeting.