

MINUTES
October 6, 2021
Plan Commission
City of Batavia
REMOTE MEETING

PLEASE NOTE: These minutes are not a word-for-word transcription of the statements made at the meeting, nor intended to be a comprehensive review of all discussions. They are intended to make an official record of the actions taken by the Commission/Committee/City Council, and to include some description of discussion points as understood by the minute-taker. They may not reference some of the individual attendee's comments, nor the complete comments if referenced.

1. Meeting Called to Order for the Plan Commission Meeting

2. Roll Call:

Members Present: Chair Gosselin; Vice-Chair LaLonde; Commissioners Harms, Joseph

Members Absent: Commissioners Peterson and Moore

Also Present: Drew Rackow, Planner; Joel Strassman, Planning and Zoning Officer; Jeff Albertson, Building Commissioner; and Jennifer Austin-Smith, Recording Secretary

3. Items to be Removed, Added or Changed

There were no items to be removed, added or changed.

4. Approval of Minutes:

- September 1, 2021- Plan Commission
- September 15, 2021- Plan Commission

Motion: To approve the September 1 & 15, 2021 Plan Commission minutes

Maker: Harms

Second: Joseph

Roll Call Vote: Aye: Harms, Joseph, Gosselin, LaLonde

Nay: None

4-0 Vote, 2 Absent, Motion carried.

5. Batavia Park District, Owner and Applicant – 111 & 115 South River Street

PUBLIC HEARINGS:

- Amendment to the Comprehensive Plan Land Use Map from Residential >2 to 3.5 Dwelling Units per Acre to Parks and Open Space
- Amendment to the Official Zoning Map from R1-M, Single Family Residential – Medium Density District to POS, Parks & Open Space District

Motion: To open the Public Hearing

Maker: LaLonde

Second: Joseph

Roll Call Vote: Aye: LaLonde, Harms, Joseph, Gosselin

Nay: None
4-0 Vote, 2 Absent, Motion carried.

The Plan Commission opened the Public Hearing at 7:02 pm.

Rackow overviewed the memo with the Plan Commission (PC). He reported that there was a delay in the production of the Public Hearing sign so staff recommends the Public Hearing continue to remain open until October 20th to allow for the proper timing of the sign posting.

LaLonde stated that he is in support of this request but he will not be in attendance at the next meeting.

Chair Gosselin asked if there was anyone who wanted to speak or if there were any public comments. There were none.

Motion: To continue the Public Hearing to the October 20th PC Meeting
Maker: Joseph
Second: Harms
Roll Call Vote: **Aye:** Joseph, Gosselin, LaLonde, Harms
Nay: None
4-0 Vote, 0 Absent, Motion carried.

6. Design Review for Casey's General and Gas Station at 2074 Main Street 2074 Main Street. Casey's Retail Company, applicant

Strassman overviewed the staff memo. The site plan titled 'Casey's Batavia Site Plan' was reviewed. Eric Tracy presented a PowerPoint presentation titled 'Casey's General Stores Batavia IL' that contained the following information:

- Who we are
- Fresh Offerings
 - Pizza
 - Bakery
- Sustainability and Community Enhancement
- Aerial Exhibit
- Site Plan
- Landscape Plan
- Renderings

The Commission discussed Casey's moving into the Chicagoland market, concealed gas tank vent stacks, stormwater drainage, staff's recommendations and the downspouts. LaLonde asked why the downspouts would not be located inside the building since they could freeze over the winter. Richard McMahon shared that in the past there has been damage to the building with indoor downspouts so they would prefer to keep the water outside.

Chair Gosselin suggested that there be plenty of landscaping in the rear of the building to cover the back of the building. LaLonde stated the back of the building has three trees. He asked what

the zoning requirement for landscaping that area. Strassman answered that there are no specific requirements for landscaping the back of the building if it does not face the street. Strassman stated that the PC could add to the condition of approval more screening and delegate that to staff to review or the PC could ask that the applicant return with a revised landscape plan. LaLonde stated that if it were already a condition of the ordinance to require some screening in the rear of the building he personally would be fine with staff review and administrative approval without coming back to the PC. Chair Gosselin agreed. He added a few bushes back there and some tall grass to soften the area back there would be nice. Strassman stated that they could do that and McMahon agreed to meet the requirements.

Chair Gosselin asked if there were any emails or public comments. There were no emails or comments from the public.

Motion: To approve the findings 1-5 as written by staff
Maker: Joseph
Second: LaLonde
Roll Call Vote: **Aye:** Joseph, Gosselin, LaLonde, Harms
Nay: None
4-0 Vote, 0 Absent, Motion carried.

Motion: To approve the Design Review in general conformance of the plans attached to staff's memo subject to a-d as drafted by staff in the memo
Maker: Harms
Second: Joseph
Roll Call Vote: **Aye:** Harms, Joseph, Gosselin, LaLonde
Nay: None
4-0 Vote, 0 Absent, Motion carried.

7. Matters from the Public (for items not on the agenda)

There were no matters from the public for items not on the agenda.

8. Other Business

Strassman discussed an email that came to him that was intended for the Plan Commissioners at a City of Batavia address; Commissioners do not have such an email address. Strassman explained the emailer felt a Commissioner's description of properties proximate to the subject property for a project discussed at a recent meeting inaccurately characterized the proximate properties' upkeep. Strassman encouraged Commissioners to be mindful of how they characterize properties in the public forum of an open meeting.

Strassman announced the Winding Creek Subdivision would be on the Committee of the Whole agenda on Tuesday October 12th. He noted that the modifications for the garage projections would be altered to state a 6.5' and 8.5' modification rather than the 6.5 and 8' included in the recommendation. Strassman noted the conversation of the Commissioners was supportive of the request as Pulte made it, but the recommendation did not include the corrected dimensions. LaLonde stated that he is disappointed that we voted that through because it is going to be a mistake having all of those garages in front of the houses. That is the whole reason we wrote that ordinance

was to restrict the garages extending in front of the house. Commission consensus was supportive of the changed garage recommendation.

Chair Gosselin asked about the Shodeen One Washington Place project. Strassman answered City Council approved an amended redevelopment agreement that includes hard deadlines and penalties for not meeting certain performance dates.

Rackow stated that there are agenda items for the upcoming October 20th PC meeting.

Joseph asked about the vacant storefronts in Batavia. Strassman stated that the City does have a new Economic Development Manager who will be working on this and stated we might have the opportunity to have her at one of the upcoming PC meetings to introduce her.

9. Adjournment

There being no other business to discuss, Chair Gosselin asked for a motion to adjourn the Plan Commission. Joseph moved to adjourn the meeting, Harms seconded. All were in favor. The meeting was adjourned at 7:46pm.

Minutes respectfully submitted by Jennifer Austin-Smith, Recording Secretary