

**MINUTES**  
**January 15, 2020**  
**Plan Commission**  
**City of Batavia**

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 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**

Acting Chair Peterson called the meeting to order at 7:00pm.

**2. Roll Call:**

**Members Present:** Commissioners Stark, Harms, Joseph, Peterson, Gosselin

**Members Absent:** Chair LaLonde and Vice-Chair Schneider

**Also Present:** Drew Rackow, Planner; Joel Strassman, Planning and Zoning Officer; Jeff Albertson, Building Commissioner; Jeff Schielke, Mayor, 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: November 20, 2019**

**Motion:** To approve the minutes from November 20, 2019

**Maker:** Joseph

**Second:** Stark

**Voice Vote:** 5 Ayes, 0 Nays, 2 Absent  
Motion carried.

**5. PUBLIC HEARING: Conditional Use for a Video Gaming Establishment in the GC  
General Commercial District  
Funway, 1335 South River Street  
Windmill City Entertainment, Applicant**

**Motion:** To open the Public Hearing

**Maker:** Harms

**Second:** Joseph

**Voice Vote:** 5 Ayes, 0 Nays, 2 Absent  
Motion carried.

The Public Hearing was opened at 7:04pm.

Rackow overviewed the memo. Rackow stated that, as noted in the report, the applicant would need to conform to both the local ordinance and State ordinance. This would mean five machines would be allowed versus the six noted in the application's narrative. The video gaming area would be behind a lockable door so that when video gaming is not available or during school events the room would be closed and locked to prevent access.

Joseph asked the applicant why the application asks for six gaming units. Hansen, applicant, answered that the State statute is for six and he assumed that it was six for the City as well. He stated he is fine with five video gaming units.

**Motion:** To close the Public Hearing  
**Maker:** Harms  
**Second:** Stark  
**Voice Vote:** 5 Ayes, 0 Nays, 2 Absent  
Motion carried.

The Public Hearing closed at 7:13pm.

**Motion:** To approve the findings of fact, as provided in draft form in the staff memo  
**Maker:** Harms  
**Second:** Gosselin  
**Voice Vote:** 5 Ayes, 0 Nays, 2 Absent  
Motion carried.

**Motion:** To recommend the approval of the requested conditional use permit subject to the four conditions provided by staff  
**Maker:** Gosselin  
**Second:** Stark  
**Voice Vote:** 5 Ayes, 0 Nays, 2 Absent  
Motion carried.

#### **6. Edge Fitness, 301 North Randall Road**

- **Public Hearing: Conditional Use for a Recreational Facility, Indoor – Large Scale in the GC General Commercial District**
- **Administrative Design Review for Building Alterations and Signs**

**KIR Batavia 051, LLC, Applicant**

**Motion:** To open the Public Hearing  
**Maker:** Joseph  
**Second:** Stark  
**Voice Vote:** 5 Ayes, 0 Nays, 2 Absent  
Motion carried.

The Public Hearing was opened at 7:14pm.

Strassman overviewed the memo with the Plan Commission (PC). The PC discussed the payment in lieu of sidewalk condition and the other conditions. Bernard Citron, of Thompson Coburn, representing the applicant, stated that the panels on the freestanding sign are opaque as included in the staff recommendation. Citron stated that they have agreed to the payment in lieu of sidewalk condition.

Chris Beson, Director of Construction for Edge Fitness, addressed the Commission. He stated that their 24-hour operation is to accommodate those who work second shifts or overnight shifts, such as firefighters and police officers. Edge Fitness opens at 6am on Monday mornings and closes Friday nights at 9pm. They close overnight Friday night, Saturday night and Sunday night. The gym is always staffed with staff when open. There is a full security system and staff is fully trained in case of emergency situations. Right now, they are building clubs in Naperville, Orland Hills, and Crystal Lake. Batavia's location would be the fourth to open in the northern Illinois market. Mr. Beson added that Edge Fitness includes retail sales of beverages, apparel, and fitness equipment.

Mayor Schielke provided background on the origin and development of the Randall Road corridor and its function as a retail center. He noted that with Edge Fitness, this building would be within the maximum allowed for non-retail uses.

**Motion:** To close the Public Hearing  
**Maker:** Stark  
**Second:** Gosselin  
**Voice Vote:** 5 Ayes, 0 Nays, 2 Absent  
Motion carried.

The public hearing closed at 7:34pm.

Gosselin stated that based on the discussion, condition 3b should be edited to only read as 'Edge Fitness shall staff the facility at all times' and remove the language after that sentence. There was no disagreement from the Commission.

**Motion:** To approve the findings of fact  
**Maker:** Harms  
**Second:** Gosselin  
**Voice Vote:** 5 Ayes, 0 Nays, 2 Absent  
Motion carried.

**Motion:** To recommend approval from City Council of the conditional use permit for a recreational facility indoor large scale located at 301 Randall Road with the conditions provided by staff with condition 3b revised to read only 'Edge Fitness shall staff the facility at all times'  
**Maker:** Harms  
**Second:** Stark  
**Voice Vote:** 5 Ayes, 0 Nays, 2 Absent  
Motion carried.

**Motion:** To approve the Administrative Design Review for Edge Fitness per the provided elevation and sign plans subject to the freestanding sign panels having opaque background  
**Maker:** Joseph  
**Second:** Gosselin  
**Voice Vote:** 5 Ayes, 0 Nays, 2 Absent  
Motion carried.

Strassman stated that these public hearing items would be discussed at the Committee of the Whole meeting on January 28, 2020.

#### **7. Matters from the Public (for items NOT on the agenda)**

There were no matters from the public.

#### **8. Other Business**

Strassman reported that the City Council directed staff to make changes to our industrial district freestanding sign ordinance, which would be an upcoming PC topic this year.

Stark asked if the Council decided to limit the number of licenses given for video gambling. Rackow stated that there was some discussion with the most recent revisions to the Ordinance, but there has been no direction to make a change at this point.

Joseph asked about the restaurant on the corner of Wilson and River (Verita, formerly known as Gaetano's). Stark stated that it has been closed. Peterson asked if Aliano's plans to reopen. Albertson stated that he has not heard any information about it reopening or new tenants.

Joseph asked about the City Council discussion about beekeeping. Rackow stated that the City Council did implement the recommendation that accessory setback requirements be followed; which is typically thirty feet in the front yard and for most residential districts means behind the house. They did not make any changes beyond what the PC recommended and it was adopted that way.

Peterson asked if May 2020 is still planned for construction for Shodeen's One Washington Place. Albertson stated that it is still planned for May 2020.

The PC discussed the proposed Boardwalk Shops. Albertson stated the PC would not have this as an agenda item since they only need a building permit. Stark expressed her concern about lack of parking. Albertson stated that the specific issue about parking was discussed and Council decided to move forward with the project.

Peterson asked about the Habitat for Humanity homes that were previously approved. Albertson stated that they applied for two building permits and it looks like there will be a March or April start once the weather breaks.

Harms announced that she would not be able to attend any PC meetings from February 2<sup>nd</sup> through the 19<sup>th</sup>. Strassman stated that we don't have anything for the 5<sup>th</sup> meeting and we may or may not have anything for the 19<sup>th</sup>.

### **9. Adjournment**

There being no other business to discuss, Acting Chair Peterson asked for a motion to adjourn the Plan Commission. Stark moved to adjourn the meeting, Joseph seconded. The motion carried. The meeting was adjourned at 8:01pm.

Minutes submitted by Jennifer Austin-Smith, Recording Secretary, on January 24, 2020.