

**MINUTES**  
**June 15, 2022**  
**Plan Commission & Zoning Board of Appeals**  
**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 & Zoning Board of Appeals Meeting**

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

**2. Roll Call:**

**Members Present:** Chair Gosselin; Vice-Chair LaLonde; Commissioners Peterson, Joseph, Harms and Moore

**Members Absent:**

**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: May 18, 2022**

**Motion:** To approve the minutes from May 18, 2022

**Maker:** Joseph

**Second:** LaLonde

**Roll Call Vote:** Aye: Joseph, Gosselin, Moore, LaLonde, Peterson, Harms

Nay: None

6-0 Vote, 0 Absent, Motion carried.

**5. Emagine, 550 North Randall Road, Tower Construction, Applicant**

- **PUBLIC HEARING: Variances for Building Height and Sign Area**
- **Design Review**

**Motion:** To open the Public Hearing

**Maker:** Peterson

**Second:** Moore

**Roll Call Vote:** Aye: Peterson, Harms, Joseph, Gosselin, Moore, LaLonde

Nay: None

6-0 Vote, 0 Absent, Motion carried.

The Public Hearing was opened at 7:03pm.

Rackow discussed the staff report for variances for building height and sign area and the Design Review with the Plan Commission (PC). Brian Eichstaedt, speaking on behalf of Emagine Theaters, addressed the PC. He stated that granting relief to the height variance would allow them to construct the largest cinema scope screen in the state of Illinois, measuring 94ft in width. Eichstaedt discussed the site plan for the building. The PC viewed documents titled "Tower Construction Proposed Building Addition" and "Color Exterior Elevations" with the applicant. Eichstaedt discussed the fire exits and the new east side entrance along the theater.

Chair Gosselin asked if there were any comments from the public. There were none.

**Motion:** To close the Public Hearing  
**Maker:** Harms  
**Second:** Joseph  
**Roll Call Vote:** **Aye:** Harms, Joseph, Gosselin, Moore, Peterson, LaLonde  
**Nay:** None  
6-0 Vote, 0 Absent, Motion carried.

The Public Hearing closed at 7:31pm.

**Motion:** To adopt the Findings for Approval of the requested variances as drafted by staff  
**Maker:** LaLonde  
**Second:** Peterson  
**Roll Call Vote:** **Aye:** LaLonde, Harms, Joseph, Gosselin, Moore, Peterson  
**Nay:** None  
6-0 Vote, 0 Absent, Motion carried.

**Motion:** To recommend City Council approval for variances 1 A, B, and C as drafted by staff  
**Maker:** Harms  
**Second:** Moore

Chair Gosselin noted that the conditions of approval should be included in the motion. Harms amended her motion to include the conditions of approval.

**Motion:** To recommend City Council approval for variances 1 A, B, and C as drafted by staff with the conditions of approval (A, B, C, D, E) as listed in the staff report dated June 10, 2022  
**Maker:** Harms  
**Second:** Moore  
**Roll Call Vote:** **Aye:** Harms, Joseph, Gosselin, Moore, Peterson, LaLonde  
**Nay:** None  
6-0 Vote, 0 Absent, Motion carried.

**Motion:** To approve the Design Review Findings as drafted by staff  
**Maker:** Joseph  
**Second:** LaLonde  
**Roll Call Vote:** **Aye:** Joseph, Gosselin, Moore, Peterson, LaLonde, Harms  
**Nay:** None  
6-0 Vote, 0 Absent, Motion carried.

**Motion:** To approve Design Review for Emagine Theaters, 550 North Randal Road, in conformance to the plans conditionally approved for the requested variance and subject to City Council approval  
**Maker:** Peterson  
**Second:** Joseph  
**Roll Call Vote:** **Aye:** Harms, Joseph, Gosselin, Moore, Peterson, LaLonde  
**Nay:** None  
6-0 Vote, 0 Absent, Motion carried.

## 6. Election of Officers

LaLonde nominated Gosselin for the position of Chair and Peterson seconded.

**Motion:** To elect Tom Gosselin as Chair of the Plan Commission  
**Maker:** LaLonde  
**Second:** Peterson  
**Roll Call Vote:** **Aye:** LaLonde, Harms, Joseph, Moore, Peterson  
**Nay:** None  
4-0 Vote, 0 Absent, 1 Abstain, Motion carried.

Joseph nominated Moore for the position of Vice-Chair. Peterson seconded. LaLonde nominated Harms for the position of Vice-Chair. Joseph seconded. Harms graciously declined the offer to serve as Vice-Chair of the Plan Commission.

**Motion:** To elect Amy Moore as Vice-Chair of the Plan Commission  
**Maker:** Joseph  
**Second:** Peterson  
**Roll Call Vote:** **Aye:** Joseph, Gosselin, Peterson, LaLonde, Harms  
**Nay:** None  
4-0 Vote, 0 Absent, 1 Abstain, 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

Rackow stated that there would be a PC meeting on July 6, 2022.

**9. Adjournment**

There being no other business to discuss, Chair Gosselin asked for a motion to adjourn the Plan Commission & Zoning Board of Appeals. Peterson moved to adjourn the meeting, LaLonde seconded. All were in favor. The meeting was adjourned at 7:53pm.

Minutes respectfully submitted by Jennifer Austin-Smith, Recording Secretary