

## **PLANNING & ZONING COMMISSION**

April 9, 2025

MEETING #82

### LOCATION

City Hall  
Council Chambers  
109 James Street  
Geneva IL, 60134

### TIME

7:00 P.M.

### COMMISSIONERS

John Mead  
Tim Moran  
Mim Evans  
Michael Slifka  
Rebecca Holoman  
Adam Matyskiel

### STAFF LIASION

Matt Buesing  
City Planner  
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Planning & Zoning Commission meetings air live on Geneva Broadcast Network, which can be viewed on Comcast Ch. 10, AT&T U-Verse Ch. 99, or the [City's YouTube Channel](#).

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes: December 11, 2025
5. Concept Review:
  - a. 223 E State Street: Conceptual Review of a proposed 13-unit residential development.  
  
Applicant: Jay Garcia, Alteza Group  
Location: 223 E State Street, PIN 12-02-351-028
6. Public Comment  
  
*When recognized by the Chair, proceed to the podium, state your name for the record, and provide your public comments. Please understand this is your time to be heard and the public body's time to listen. No discussion or debate will follow.*
7. Other Business
8. Adjournment

This Planning & Zoning Commission meeting is being audio and video tape-recorded, transcribed by a court reporter and/or summary minutes are being taken by a recording secretary. The City of Geneva complies with the requirements of the Americans with Disabilities Act of 1990. Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Community Development Department at least 48 hours in advance of the scheduled meeting. The Community Development department can be reached in person at Geneva City Hall, by telephone at (630)-232-0871, or via email at [jmuncie@geneva.il.us](mailto:jmuncie@geneva.il.us). Every effort will be made to allow for meeting participation. Notice of this meeting was posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).

## PROCEDURES FOR PUBLIC HEARINGS

It is the Planning and Zoning Commission's job to conduct public hearings in order to receive testimony for and against petitions for general amendments to the zoning ordinance, comprehensive plan amendments, zoning map amendments, zoning text amendments, special use permits and variations.

The procedure followed for public hearings is as follows:

- First, the Planning and Zoning Commission secretary or the designated representative will read or describe written items, reports, and plans into the record.
- Second, the petitioner will present testimony in favor of the petition and will present any supporting plans or exhibits.
- Third, the Commission members will have an opportunity to question the petitioner.
- Fourth, the Commission will then receive citizen testimony both for and against the petition. Questions about the proposal may be directed to the petitioner or petitioner's witnesses, and questions about the Planning and Zoning Commission process may be directed to the Chairman. Following such testimony, the petitioner and the Planning and Zoning Commission may respond to and ask questions of those who testified.
- Finally, the petitioner may provide a rebuttal to any testimony in opposition.

When all the testimony is brought into the record the hearing will be closed and the Planning and Zoning Commission will make a recommendation to the City Council in the form of a motion or motions.

- Participants giving testimony will need to remember to speak directly into the microphone to be heard. Participants must first begin their testimony by stating their name and address. If participants speak additional times, they will need to state their name each time for the record.
- It is asked that presented testimony remain concise. If a point has already been made, it will not be necessary to repeat it. Each of these points is recorded and will be considered as the Commission develops findings of fact and a recommendation or recommendations.
- Participants may provide testimony in written form, but such written testimony must be presented to the Planning and Zoning Commission secretary or the designated representative prior to the closing of the hearing.
- After the process is completed and everyone wishing to present testimony has spoken, the Commission will then decide whether it has heard adequate testimony in order to make a decision. If it has, the public hearing will be closed.

After a public hearing is closed, the Planning and Zoning Commission will refrain from receiving any additional testimony either for or against the petition. There is one exception to this rule.

City staff will submit a report based on the testimony presented at the hearing. This report will consider comments or concerns from all City Departments such as the Fire Department, Public Works Department or the Engineering Department.

## **PLANNING & ZONING COMMISSION**

April 9, 2026

AGENDA ITEM 5.A – 223 E State St. Concept Review

### **APPLICANT**

Jay Garcia, Alteza Group

### **LOCATION**

223 E State Street

PIN 12-02-351-028

### **REQUEST**

Conceptual review of a proposed 13-unit residential development that would include a 6-unit building, two 3-unit buildings, and the conversion of the existing onsite building into a residential dwelling. Each building would include live/work units on the ground floor.

The request would require Preliminary & Final Planned Unit Development approval.

### **STAFF LIASION**

Matt Buesing

City Planner

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Figure 1. Location Map. Prepared by Geneva Planning Division, April 2026.

## **BACKGROUND**

The subject property is a two-third acre lot located at the northwest corner of East State Street and Garfield Street (Figure 1). The site is improved with a two-story commercial building (built circa 1867), an attached 2-car garage, and an asphalt parking lot with ingress and egress points from both Garfield Street and East State Street. The building features a ground-floor office space and a second-story residential apartment.

### **Youngberg Planned Unit Development**

Development of the subject property is regulated by the Youngberg Planned Unit Development (PUD), which was approved in 2002 via Ordinance 2002-69. The PUD ordinance established the following regulations for the site:

- B3(E) - Business District zoning;
- All permitted uses in the B3(E) district that require 4 parking spaces per 1000 gross square feet of floor area are permitted; any use that requires more than 4 are prohibited;

- All special uses in the B3(E) district are also special uses in the PUD; and,
- Street yard parking setback reduced to 10 feet along Garfield Street.

The PUD also originally planned for the construction of a second, 2-story office building on the western portion of the subject property, minor alterations to the parking lot and entrance off Garfield Street, and additional landscaping. However, the development was never completed, and a second building was never constructed.

Ordinance 2002-69 laid out nine conditions of approval that were to be met before a building permit could be issued. One of the conditions required the applicant to submit a Final Plat of Planned Unit Development; based on staff's research, a Final Plat was never submitted. Additionally, the ordinance set a deadline for all construction to be completed by December 16, 2004; the deadline was extended to December 16, 2006 by Ordinance 2004-69, but construction was never completed. It appears the only improvement completed from this PUD was the planting of a landscaping berm at the north property line. Due to the passing of the development deadline and the lack of a Final Plat of PUD, the approved site plan is considered expired.

## REQUESTS

The applicant, Jay Garcia of Alteza Group, is requesting conceptual review of the proposed redevelopment of 223 East State Street, which would include:

1. Interior renovations to the existing building to convert it to a residential dwelling with a live/work unit.
2. Construction of three, 3-story residential buildings, including two 3-unit buildings and one 6-unit building. Each building would feature ground-floor live/work unit(s); the second and third floors would contain 2-bedroom/2-bath units.
3. The subdivision of the property into four separate lots so that each building would be on its own zoning lot with shared access to the parking lot.
4. Elimination of the curb cut off of East State Street.
5. Reconfiguration of the parking lot to include 21 spaces to accommodate the new units.

The Youngberg PUD is incompatible with the proposed development, so the applicant would need to create a new PUD better tailored to the proposed development. The new PUD would need to use the D-CM Commercial Mixed-Use District as the underlying zoning. The property was rezoned to the D-CM District in 2019 as part of the downtown zoning update. The PUD would also need to increase the allowable street yard setbacks for the D-CM district, which establishes a maximum street yard setback of 15 feet.

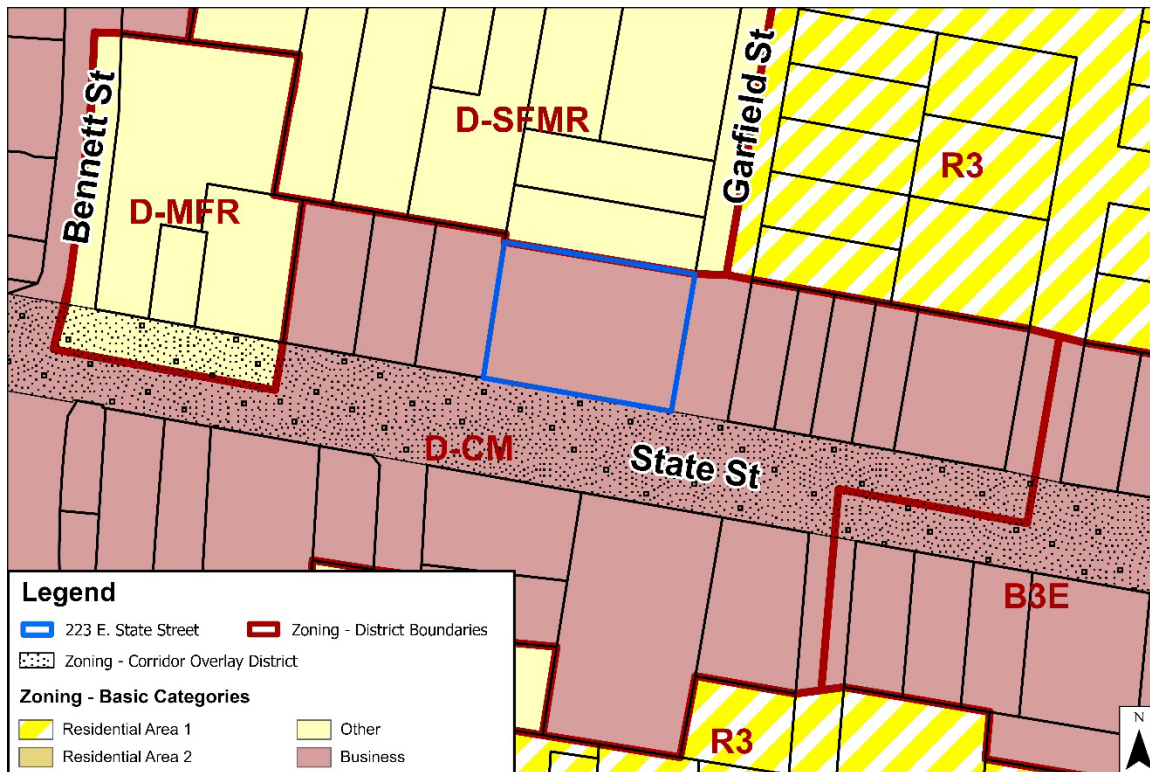


## PROPERTY INFORMATION

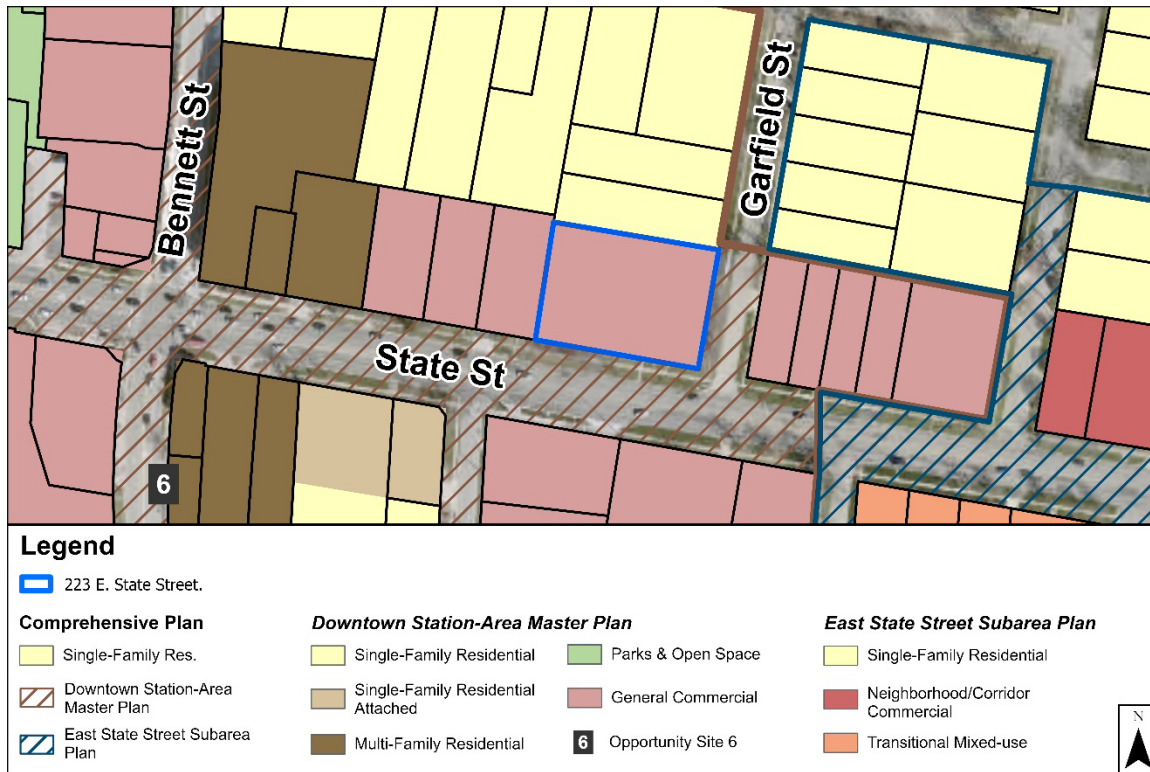
The subject property is located in the D-CM District and is identified by the City's Comprehensive Plan in the Downtown Station-Area Master Plan for General Commercial. Please see Table 1 below and Figures 3 and 4 on the following pages for surrounding property information including existing zoning, existing land uses, and future land use designations.

LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN
Subject Property	D-CM District	Office	General Commercial
North	D-SFMR District	Vacant Land / Single-Family Homes	Single-Family Residential
South	D-CM District	Dunkin / Bank	General Commercial
East	D-CM District	Single-Family Homes	General Commercial
West	D-CM District	2 & 3-Family Dwellings	General Commercial

**Table 1.** Surrounding Property Information. Prepared by Geneva Planning Division, April 2026.



**Figure 2.** Zoning Map of Subject Properties and Surrounding Area. Prepared by Geneva Planning Division, April 2026.



## ANALYSIS

### Existing Uses/Surrounding Uses

Per Table 1, the property is bordered by vacant land (direct northerly neighbor) / single-family homes (north of the vacant land) to the north, a Dunkin' and Coldwell Banker across East State Street to the south, single-family homes to the east across Garfield Street, and two and three-family dwellings to the west. The proposed increase in residential density to the subject property would be compatible with the residential uses to the west and could act as a transition to the nearby single-family residential units. Additionally, the proposed development would increase the City's supply of diverse housing stock while also maintaining and rehabilitating the existing "historic" dwelling.

### Zoning

The property is currently subject to the Youngberg PUD with the B3(E) Business District acting as the underlying zoning, even though the property was rezoned to the D-CM Commercial Mixed-Use District. The property is neighbored by the D-CM zoning district on all sides but the north, which is zoned D-SFMR Single-Family Medium Density Residential district. Rescinding the existing PUD would allow for the D-CM zoning district to act as the underlying zoning, which would be compatible with the neighboring zoning.

One of the applicant's goals is to keep and rehabilitate the existing building on the site. The applicant has proposed staggered setbacks for the proposed buildings in an effort to create visual interest and to soften the transition of the sight lines to the existing building from the right-of-way. Based on the conceptual site plan, staff noted that multiple variations from the D-CM maximum street setback of 0-15 feet would be

required in order to allow for the staggered setbacks. Assuming the lots are labeled from west to east numerically, these variations would be to increase the allowable setbacks to:

- 15.29 feet from East State Street (Lot 2)
- Existing setback of existing building (Lot 3)
- 23.33 feet from East State Street (Lot 4)

The proposed buildings would be three stories in height, reaching a maximum height of about 40 ft. The D-CM district allows for a maximum height of 50 ft.

The applicant is proposing to maintain the existing 2-car garage and reconfigure the parking lot to include 21 spaces. Per Section 11-11A-6 of the Zoning Ordinance, 2-bedroom units are required to provide 1.5 parking spaces per unit. With a total of 13 proposed units, the total required number of off-street parking spaces comes out to 20 spaces. The applicant has noted that each building would be subject to a shared cross-access agreement for the parking lot, but each unit would most likely also be assigned at least one designated parking space.

The proposed development would remove the existing access point along E State Street, so traffic would be filtered through the second existing access on Garfield Street. While the proposal would increase the overall density for the site, staff does not believe the proposed unit count is large enough to significantly impact traffic congestion. The proposed live/work units are also designed for home offices rather than a commercial store front, so high levels of traffic from clientele or guests of the business are not expected. The site is also slightly over parked to provide additional off-street parking for the live/work units or guests of the residents.

Given its location on E State Street, the subject property falls within the E State Street Corridor Ornamental Lighting Area and is therefore required to include “acorn-style” light fixtures in the proposed parking lot. A photometric plan would be required for review as part of a formal submittal to the City.

### **Comprehensive Plan & Downtown Station-Area Master Plan**

The subject property is designated for General Commercial uses in the Downtown Station-Area Master Plan. The designations to the west, south, and east are also General Commercial while the north is Single-Family Residential. The Downtown Station-Area Master Plan is a subarea of the Comprehensive Plan that was adopted in 2012 and amended in 2013. The sub-area plan states the General Commercial areas “*should appropriately balance vehicular and pedestrian access, provide for primary and secondary commercial uses, and reflect the character of the traditional context.*” The proposed development would preserve the existing structure and add 3 new buildings within the traditional context of narrow residential lots along E State Street, some of which remain residential and some of which have been converted to commercial use. The new buildings would also include live/work units on the ground floor providing for secondary commercial uses.

### **E State Street Reconstruction**

East State Street is currently being expanded and utilities are being moved within the right-of-way. Given the timing of the development proposal, it’s possible that the proposed development’s site preparation

activities could align with the planned IDOT utility installations which would significantly lower overall development costs. Per IDOT plans, the following utilities will be installed near the site:

- Storm sewer will be extended to the curb line south of the site (along the north side of E State St.).
- A water main will be installed along the southern parkway of E State St. and extended to this site.
- A sanitary sewer will be installed along the centerline of E State St. It is unclear whether the service will be extended to this site or if the intent is to reuse the existing service.

## QUESTIONS FOR CONSIDERATION

1. Does the Commission have any concerns with the residential nature of the proposed use given its location on E State Street?
2. Are there any special conditions outside of what the code allows for under “Home Occupations” that the Commission would want for the proposed live/work units? This could include allowable types of businesses, exterior signage, hours of operation, etc. Currently, the Zoning Ordinance defines a “Home Occupation” as:

*A gainful occupation or profession carried on by an occupant of a dwelling unit as a use which is clearly incidental to the use of the dwelling unit for residential purposes. Only members of the family occupying the premises shall engage in the home occupation and, except as authorized by special use permit, the home occupation shall be carried on wholly within the principal building. No article shall be sold or offered for sale on the premises and no mechanical or electrical equipment shall be installed or maintained other than is customarily incidental to domestic use. There shall be no exterior display, exterior sign, no exterior storage of materials, no other exterior indication of the home occupation or variation from the residential character of the principal building or any accessory building, and no offensive noise, vibration, smoke, dust, odors, heat or glare shall be produced, nor shall such home occupation create a parking or traffic problem. No more than one vehicle associated with the home occupation shall be permitted on the premises. Home occupations shall be allowed as an accessory use within the principal building or as a special use within an accessory building and only in residential zoning districts.*

## RECOMMENDATION

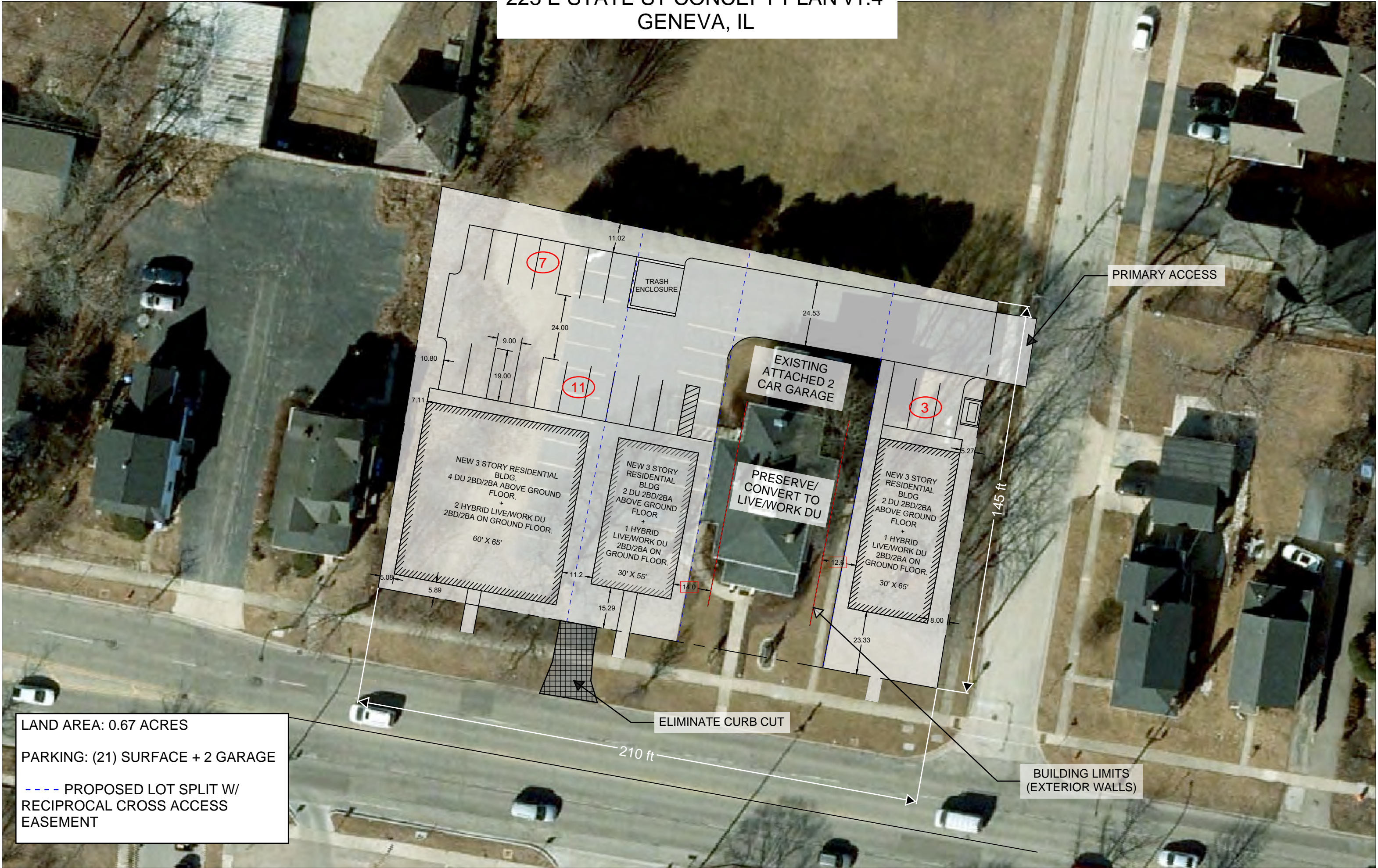
Staff has no recommendation at this time. The Planning and Zoning Commission is not expected to formulate a recommendation on the proposed redevelopment at this time. This conceptual review provides the Planning and Zoning Commission with an opportunity to ask questions, provide informal review comments, and convey any concerns they may have.

## ATTACHMENTS

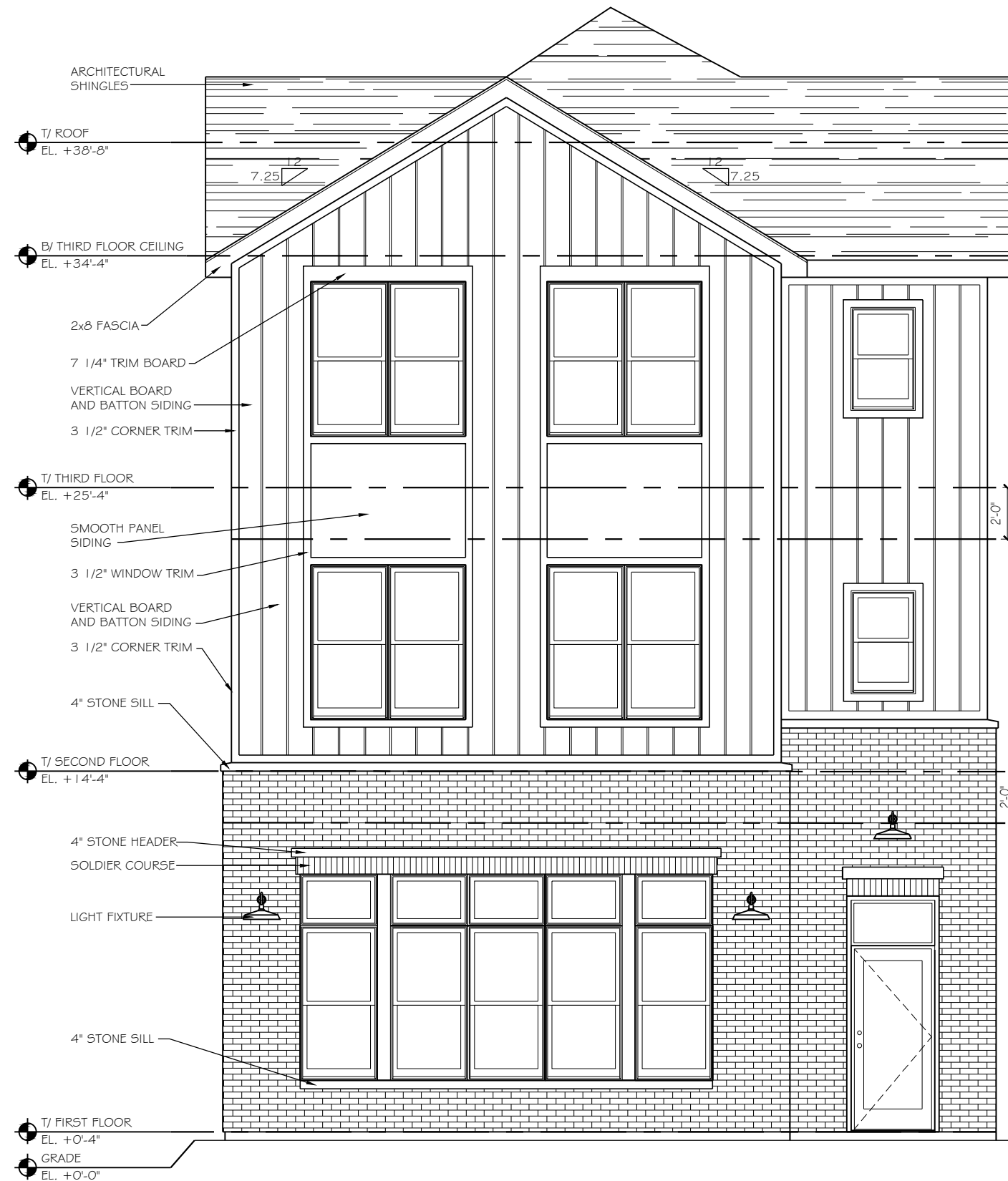
223 E State Conceptual Plans - Alteza Group  
O-2002-69 Preliminary & Final PUD  
O-2004-69 Extending Development Schedule



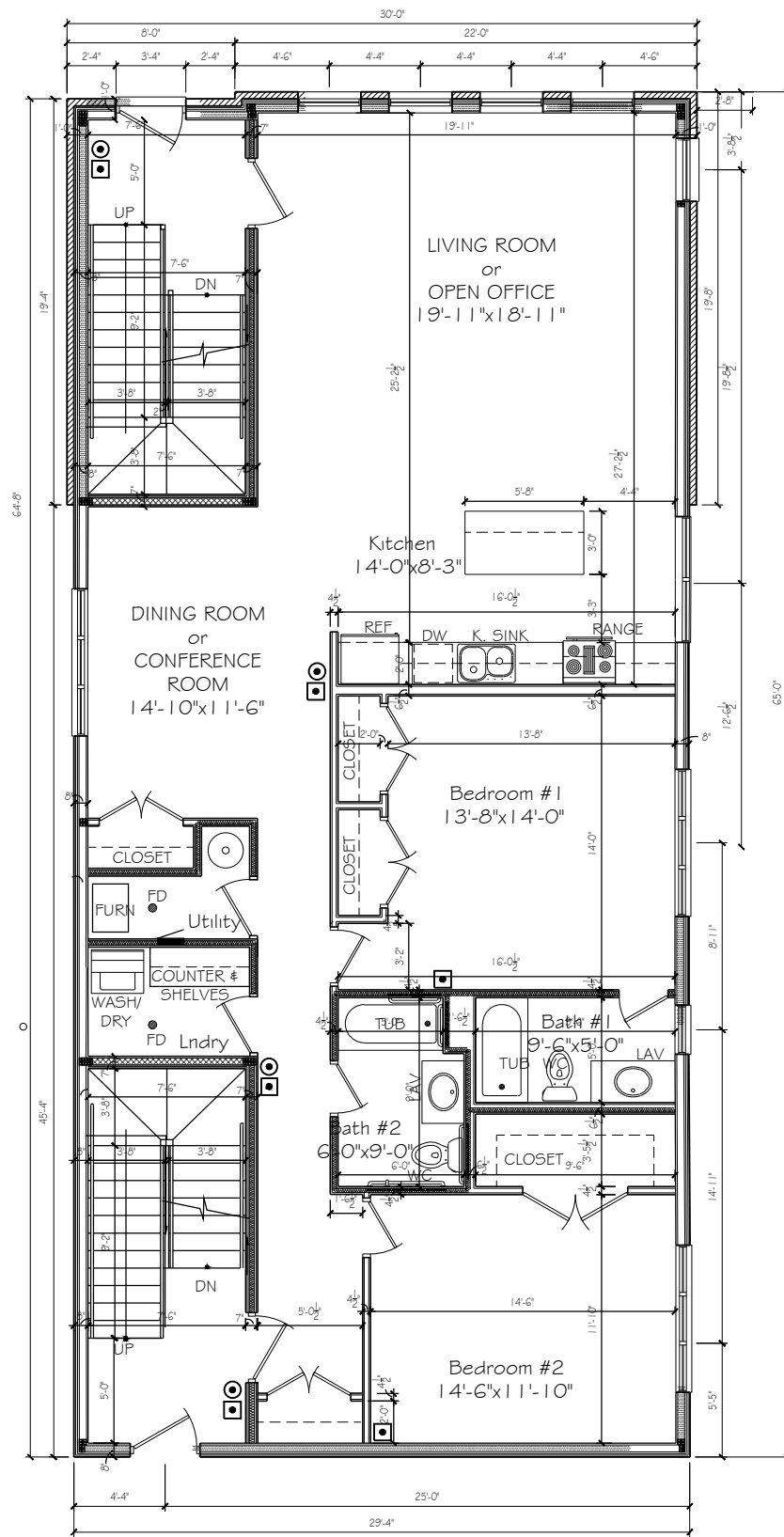
223 E STATE ST CONCEPT PLAN v1.4  
GENEVA, IL



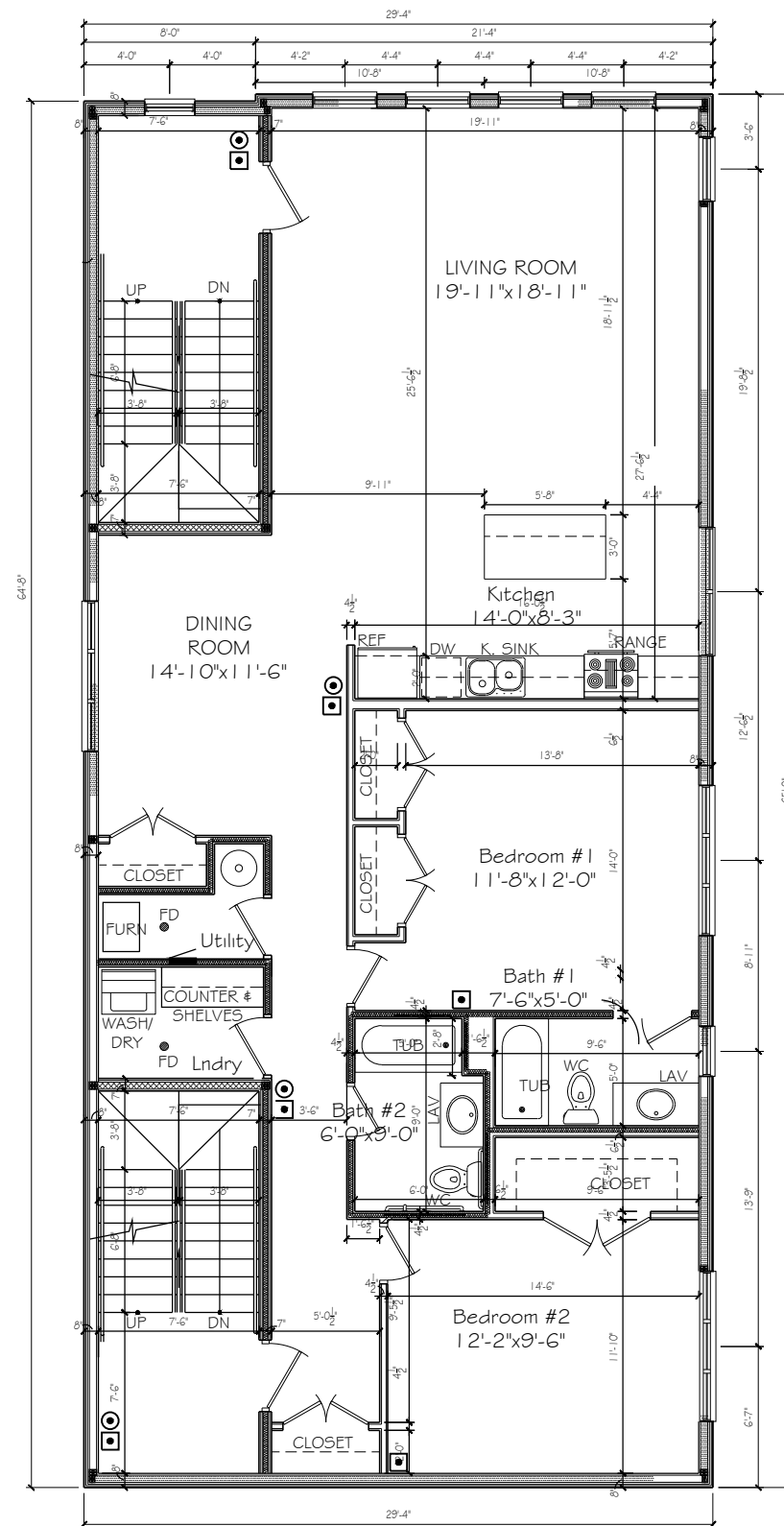




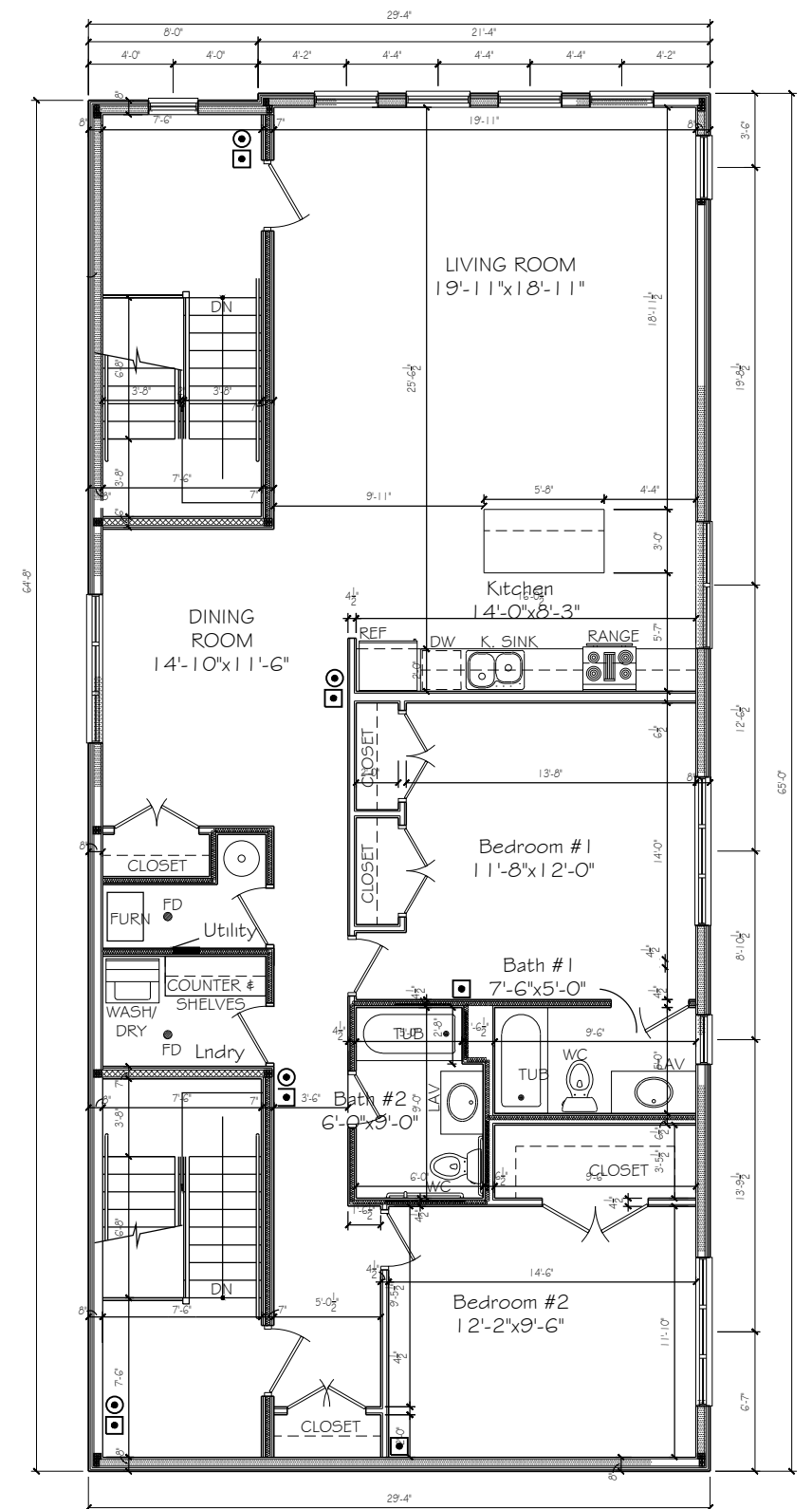
Proposed Mixed Residential Building -  
 1 Gound Floor Live / Work Units and 2 Residential Units Above  
 223 East States Street, Geneva, IL



First Floor Plan



Second Floor Plan



Third Floor Plan

Proposed Mixed Residential Building -  
1 Gound Floor Live / Work Units and 2 Residential Units Above  
223 East States Street, Geneva, IL



Proposed Mixed Residential Building -  
 2 Gound Floor Live / Work Units and 4 Residential Units Above  
 223 East States Street, Geneva, IL

**ORDINANCE NUMBER 2002-69**

**AN ORDINANCE GRANTING A SPECIAL USE FOR A COMBINED PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT AND COMBINED PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT PLAN APPROVAL IN THE B-3E BUSINESS DISTRICT FOR 223 EAST STATE STREET – MR. MARK YOUNGBERG**

**WHEREAS**, an application was duly filed on the 26<sup>th</sup> of July, 2002, by Mr. Mark Youngberg (JJAZM, LLC), hereinafter referred to as “OWNER” with the Plan Commission of the City of Geneva requesting a Special Use for a Combined Preliminary and Final Planned Unit Development and Combined Preliminary/Final PUD Plan approval for the real estate legally described in Exhibit “A” attached hereto and made a part hereof, hereinafter referred to as “SUBJECT REALTY”; and

**WHEREAS**, a Notice of Public Hearing on such application was duly published on October 31, 2002, in the Daily Herald, a newspaper of general circulation in the City of Geneva, and such Public Hearing was held by the Plan Commission on Thursday November 14, 2002 all at 7:30 p.m. in the City of Geneva Council Chambers located at 109 James Street, Geneva, Illinois, in the manner and form as provided with respect to such Special Use/Planned Unit Development Petition under Appendix D of the City of Geneva Municipal Code (Zoning Ordinance) as amended; and

**WHEREAS**, said application was presented to the Plan Commission and the Plan Commission, at said Public Hearing, received exhibits and testimony from the OWNER, the Public, and City Staff, and after deliberation, the Plan Commission prepared Findings of Fact, as set forth in Exhibit “B” attached hereto and made a part hereof, and a recommendation for approval on the application; and

**WHEREAS**, the Committee-of-the-Whole of the City Council of the City of Geneva has received the entire record of the Plan Commission public hearing, the Plan Commission’s Findings of Fact, and the Plan Commission’s recommendation and considered same on December 9, 2002; and

**WHEREAS**, the City Council of the City of Geneva considered the entire record, the findings of fact, and the recommendations of the Plan Commission and the Committee of the Whole on December 16, 2002; and

**WHEREAS**, the City Council of the City of Geneva finds that the Special Use for a Combined Preliminary and Final Planned Unit Development satisfies Special Use Standards 1 through 9, under Section 1002.2F of the Zoning Ordinance, and that the Special Use request satisfies all requirements of Section 1002 and 1003 of the City of Geneva Zoning Ordinance; and

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GENEVA, KANE COUNTY, ILLINOIS**, as follows:

**SECTION 1: SPECIAL USE FOR A COMBINED PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT**

Subject to the conditions set forth at Section 4 below, Appendix D (Zoning Ordinance) of the City of Geneva Municipal Code, as amended from time to time, (and as set forth in the zoning district map as described therein and on file in the office of the City Clerk), is hereby amended by granting a Special Use



for a Combined Preliminary and Final Planned Unit Development pursuant to Section 1002.2 of the Zoning Ordinance. The underlying zoning of the SUBJECT REALTY is B-3E Business. All permitted uses in the B-3E Business District that require 4 parking spaces per 1000 gross square feet of floor area are hereby permitted in this Planned Unit Development. Any use that requires more than 4 parking spaces per 1000 gross square feet of floor area is hereby prohibited. All special uses in the B-3E Business District shall require the approval of a Special Use by the City.

## **SECTION 2: COMBINED PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT PLAN APPROVAL**

Subject to the conditions set forth at Section 4 below, the Combined Preliminary and Final Planned Unit Development Plans, which is attached herein and made a part hereof as Group Exhibit "C", have been reviewed and are hereby approved by the City Council as a part of the passage of this Ordinance:

- A. Site Plan prepared by PPKS Architects, dated October 25, 2002.
- B. Landscape Plan prepared by Couture Landscape Construction for PPKS Architects, revision dated October 25, 2002.
- C. Building Elevations prepared by PPKS Architects, dated October 25, 2002.

## **SECTION 3: RELIEF FROM THE BULK STANDARDS OF APPENDIX D OF THE GENEVA MUNICIPAL CODE**

Subject to the conditions set forth at Section 4 below, relief is hereby granted from Appendix D of the Geneva Code as detailed in the approved Combined Preliminary/Final Planned Unit Development Plan at Section 2 above by allowing a street yard parking setback of 10 feet instead of the required 30 feet in the yard abutting Garfield Street. The underlying zoning of the SUBJECT REALTY is B-3E Business.

## **SECTION 4: CONDITIONS OF APPROVAL**

The granting of a Special Use for a Combined Preliminary and Final Planned Unit Development and Combined Preliminary/Final Planned Unit Development Plan approval is conditioned upon satisfaction of the following prior to the issuance of any building permits by the City:

- A. The final engineering plans shall be reviewed and approved by the Engineering Department.
- B. A site photometric plan shall be submitted for review and approval by the Community Development Department and the Engineering Department. The photometric plan shall incorporate ornamental lighting that meets the East State Street Corridor Lighting Standard as required by the Zoning Ordinance.
- C. Site lighting shall be placed on timers so that lights turn off during the night, with the timing of the lights to be approved by the Director of Community Development and/or the Building Commissioner.

- D. The applicant shall submit a Final Plat of Planned Unit Development in conformance with the Final PUD Plans attached herein, and City of Geneva requirements, for review and signature execution, and provide to the Planning Division written proof of recordation.
- E. Any use that requires more than 4 parking spaces per 1000 gross square feet of floor area shall not be permitted on the SUBJECT REALTY.
- F. Trash containers shall be located within the planned trash container enclosure (located in the landscape island in the north-central portion of the parking lot) at all times except when being emptied or when being moved to and from the site. Details for the trash enclosure including building materials, height, gates, elevations, etc shall be subject to review and approval by the Director of Community Development. Construct the enclosure gates using welded steel or aluminum. Construct the enclosure using masonry material that complements the architecture and color of both the existing and the proposed buildings.
- G. Building materials, colors, fixtures, and related details shall be submitted to and approved by the Director of Community Development.
- H. Provide a development schedule for review and approval by the Director of Community Development.
- I. Revise the landscape plan to provide for a year-round visual screen to a height of six feet along the entire north property line that meets the requirements of Article 11 of the Zoning Ordinance for transition yard buffers to be approved by the Director of Community Development..

#### **SECTION 5: SPECIAL USE FINDINGS OF FACT**

The City Council of the City of Geneva finds that the requested Special Use for a Combined Preliminary and Final Planned Unit Development would, subject to the full satisfaction of the conditions stated herein, satisfy Special Use standards 1 through 9, and the other requirements of Section 1002.2 of the Zoning Ordinance, as fully described in the findings of fact, which are attached hereto and made a part hereof as Exhibit "B".

#### **SECTION 6: DEVELOPMENT SCHEDULE**

All construction of building and site improvements on the SUBJECT REALTY, as set forth in the Preliminary/Final Planned Unit Development Plan shall be completed by December 16, 2004.

#### **SECTION 7: APPLICABILITY OF CITY CODES**

Except as otherwise specifically provided herein, OWNER shall comply in all respects with the applicable provisions of Appendices B, C, and D of the Geneva Municipal Code and other City ordinance pertaining to the development in effect at the time OWNER makes application to the City for a preliminary plan, final plat, building permit or permits in connection with the construction of buildings or structures on the SUBJECT REALTY, whether or not any of such ordinances are amended after the date hereof.

## SECTION 8: CONVEYANCES

Nothing contained in this Ordinance shall be construed to restrict or limit the right of the OWNER to sell or convey all or any portion of the SUBJECT REALTY, whether improved or unimproved, and to transfer or assign any or all of their respective rights and duties under this Ordinance, provided such sale, conveyance, transfer and assignment is subject to the provisions of this Ordinance.

## SECTION 9: PREAMBLES AND EXHIBITS

The preambles set forth at the beginning of this Ordinance, and the exhibits attached hereto, are incorporated herein by this reference and shall constitute substantive provisions of this Ordinance.

## SECTION 10: EFFECTIVE DATE

That this Ordinance shall become effective from and after its passage and approval in accordance with law.

**PASSED** by the City Council of the City of Geneva, Kane County, Illinois, this 16th day of December 2002.

AYES: 10 NAYS: 0 ABSENT: 0 ABSTAINING: 0 HOLDING OFFICE: 10

**APPROVED** by me as Mayor of the City of Geneva, Kane County, Illinois, this 16th day of December 2002.

  
\_\_\_\_\_  
Mayor

ATTEST:   
\_\_\_\_\_  
City Clerk

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

THAT PART OF OUT LOT 1, IN HOWARD AND BAIRD'S ADDITION TO GENEVA AS AMENDED BY IRA MINARD, DESCRIBED AS FOLLOWS; BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY LINE OF GARFIELD STREET WITH THE NORTHERLY LINE OF THE STATE STREET IN THE CITY OF GENEVA; THENCE WESTERLY ALONG THE NORTHERLY LINE OF STATE STREET 210.0 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 45 MINUTES, WITH THE NORTHERLY LINE OF STATE STREET (MEASURED COUNTER-CLOCKWISE THEREFROM) 145.27 FEET; THENCE EASTERLY AT AN ANGLE OF 90 DEGREES 24 MINUTES 58 SECONDS (MEASURED COUNTER-CLOCKWISE THEREFROM) 209.45 FEET TO A POINT ON THE EASTERLY LINE OF GARFIELD STREET, SAID POINT BEING 145.88 FEET NORTHERLY OF THE INTERSECTION ON THE WESTERLY LINE OF GARFIELD STREET WITH THE NORTHERLY LINE OF STATE STREET; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF GARFIELD STREET TO THE POINT OF BEGINNING, IN THE CITY OF GENEVA, KANE COUNTY, ILLINOIS

## **EXHIBIT "B"**

### **FINDINGS OF FACT**

**Special Use Standard 1: the proposed use at the specified location is consistent with the comprehensive plan.**

The proposed development for the site is consistent with the comprehensive plan. The south portion of the site is zoned B3-E. We propose a 2-story office building at the west side of the site.

**Special Use Standard 2: The proposed building or use will not diminish the value of adjacent and nearby properties.**

The proposed buildings for this development will actually add to the adjacent property values developing the land consistent with the existing character of the site. We are continuing the commercial development and use of State Street.

**Special Use Standard 3: The proposed use at the specified location will not substantially or unduly increase traffic, traffic congestion, and on-street parking demand in the immediate vicinity of the proposed use and in the area affected by traffic generated by the proposed use.**

We have designed the site with adequate parking for all new facilities and we believe this development will not substantially or unduly increase traffic congestion or on-street parking in the immediate vicinity of the site.

**Special Use Standard 4: The proposed use has been designed to provide for adequate ingress and egress to minimize potential vehicle conflict and congestion in public streets.**

The proposed use has been designed to provide for adequate ingress and egress to minimize conflict of vehicles or congestion in the public streets. We are proposing a right turn in and right turn out only on State Street to avoid any conflict with left turn traffic from the new parking area. Secondly, there is a 2-way ingress / egress off Garfield, which has adequate stacking space for cars to turn east on State Street.

**Special Use Standard 5: The proposed building or use will not adversely affect or change the character of the area in which it is located.**

The proposed commercial building at the southwest corner of the site is in keeping with the architectural character of the site (Italianate style) of the existing 2-story office building at the southeast corner of the site.

**Special Use Standard 6: The proposed use at the specified location will not adversely affect the use and development of adjacent and nearby properties in accordance with the regulations of the district in which they are located. The location, size and height of proposed buildings and other structures, and the operation of the use will not adversely affect the use and development or hinder the appropriate development of adjacent and nearby properties.**



The proposed use in the specified location will not adversely affect the use and development of nearby properties. Most of the land on the adjacent parcels is already developed. This development should have a positive impact on the area.

**Special Use Standard 7: Adequate utility, drainage, parking and other necessary facilities to service the proposed use will be provided and that such utility, drainage, parking and other necessary facilities will not adversely affect the use, development and value of adjacent and nearby properties.**

Based on our knowledge of the site and speaking with the City of Geneva, adequate utilities, drainage, parking, and other facilities to service this proposed development exist. Our site engineering work by Dave Johnson & Associates allows for adequate storm water detention at the northwest corner of the site, which is released into the stormwater system based on standards from Kane County Stormwater Ordinances.

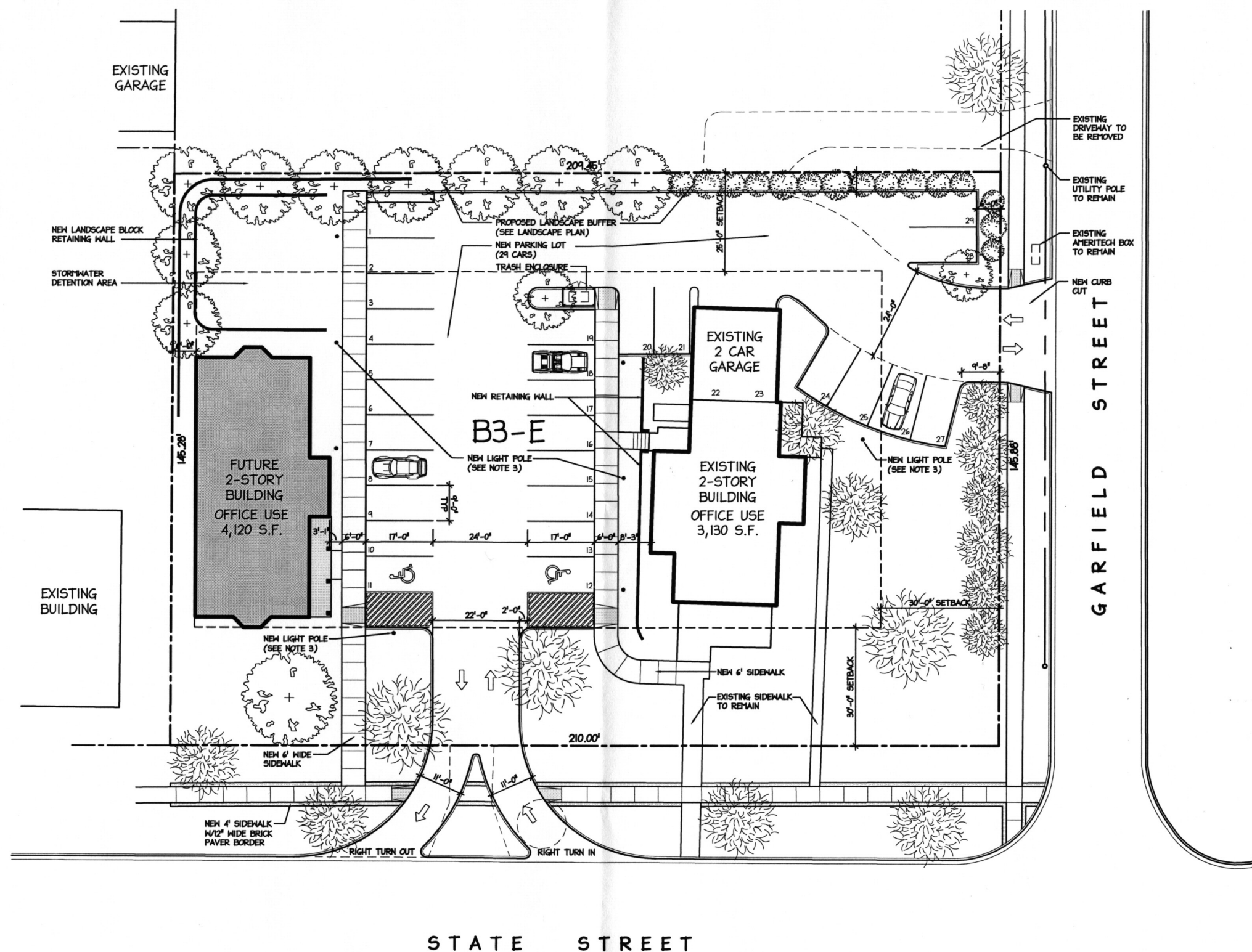
**Special Use Standard 8: The proposed building, other structures and uses comply with any and all regulations, conditions or requirements of the City of Geneva applicable to such building, structure or use.**

The proposed building and other structures and uses comply with all regulations, conditions, and requirements of the City of Geneva and will apply for all Building Codes needed for the construction of this development.

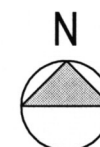
**Special Use Standard 9: That the exterior architectural appeal and function of any proposed structure will not be so at variance with either the exterior architecture appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district to cause a substantial depreciation in property values in the neighborhood.**

The exterior architectural appeal and function of this structure is not an interference with the architectural appeal of other structures nearby and; therefore, we believe based on a very careful design of the facades of the new buildings we can fit very well in to this part of the historic Geneva downtown.

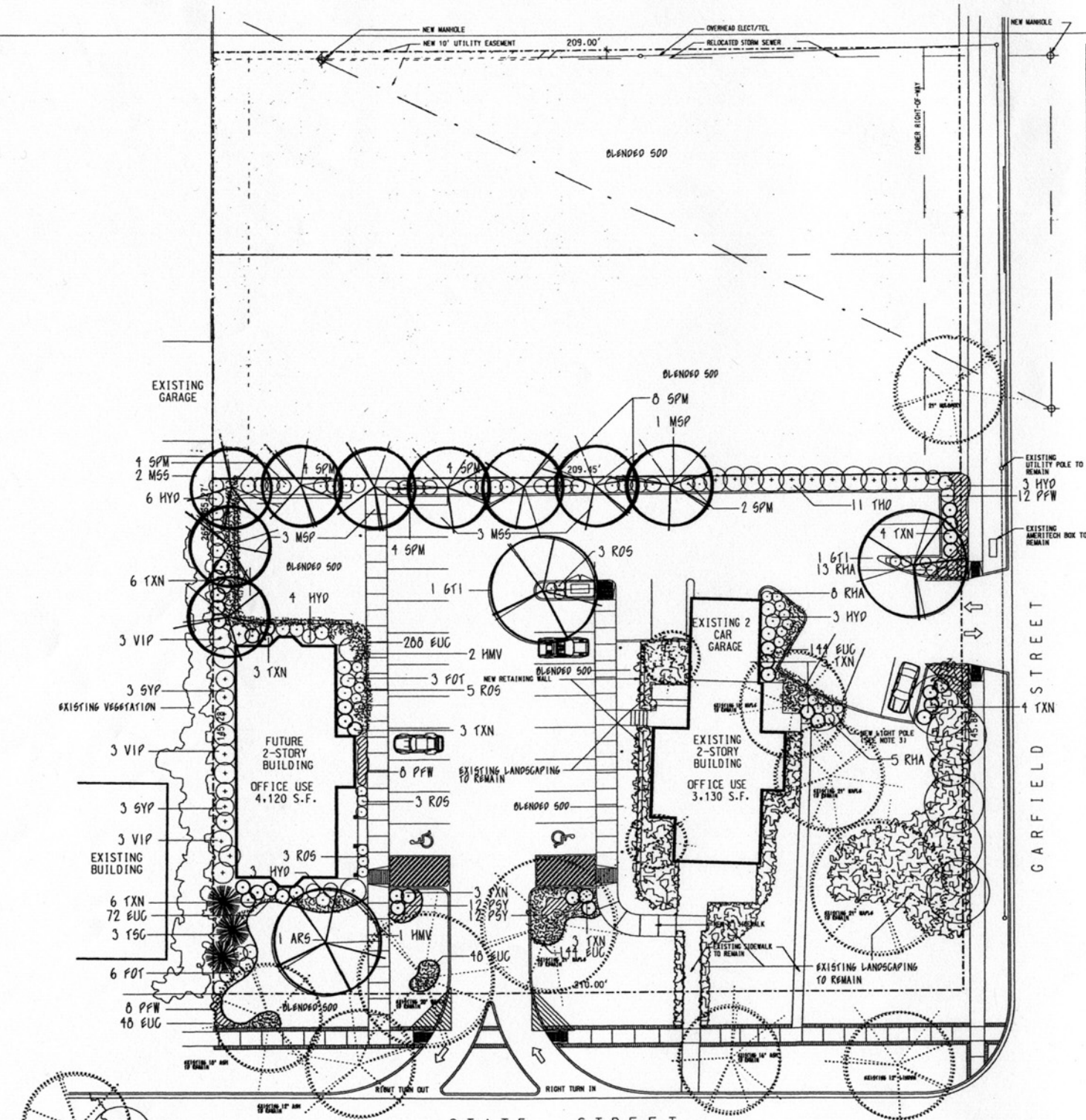
**GROUP EXHIBIT "C"**  
**COMBINED PRELIMINARY/FINAL**  
**PLANNED UNIT DEVELOPMENT PLANS**



# PROPOSED SITE PLAN



SCALE 1"=30'-0"



**SITE DATA:**

RESIDENTIAL LOT 1:	12,031 S.F.	EXISTING OFFICE BUILDING 1:	3,130 S.F.	OFFICE PARKING REQ'D.:	4 PER 1,000 S.F.
RESIDENTIAL LOT 2:	11,884 S.F.	PROPOSED OFFICE BUILDING 2:	4,120 S.F.	OFFICE PARKING PROVIDED:	29 CARS
COMMERCIAL LOT:	31,722 S.F.				

**LANDSCAPE DATA:**

RESIDENTIAL LOT 1:	12,031 S.F.	LANDSCAPE AREA	9744 SQ'
RESIDENTIAL LOT 2:	11,884 S.F.	LANDSCAPE AREA	9537 SQ'
COMMERCIAL LOT:	31,722 S.F.	LANDSCAPE AREA	13,145 SQ'

12,605 SQ' PARKING & DRIVES    5972 SQ' BUILDINGS & WALKS

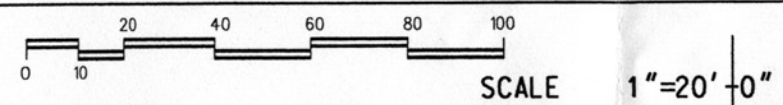
### PLANT LIST

QTY	CODE	PLANT NAME	SIZE
2	GTI	GLEDTISIA TRIACANTHOS	SKYLINE HONEYLOCUST
1	ARS	ACER RUDEA	RED SUNSET MAPLE
2	FAP	FRAXINUS AMERICANA	AUTUMN PURPLE ASH
3	TSG	TSUGA CANADENSIS	CANADIAN HEMLOCK
5	M55	MALUS SPRING SNOW	SPRING SNOW CRABAPPLE
4	M5P	MALUS SPECIES	PROFUSION CRAB
11	THO	THUJA OCCIDENTALIS	TECHNEY ARBORVITAE
37	TXN	TAXUS NIGRA	NIGRA YEW YEW
9	VIP	VIORURNUM PRUNIFOLIUM	BLACKHAW VIOURNUM
3	HMV	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL
6	SYP	SYRINGA PALIBINIANA	DWARF KOREAN LILAC
14	R05	ROSA SPECIES	MEIOLAND SHRUB ROSE
9	FOT	FOTHERGILLA GARDENII	DWARF FOTHERGILLA
26	SPM	SPIREA BUMALDA	GOLD MOUND SPIREA
26	RHA	RHUS AROMATICA	GROW LOW SUMAC
19	HYD	HYDRANGEA ARBORESCENS	ANNABELLE HYDRANGEA
744	EUG	EUONYMUS COLORATUS	WINTERGREEN
24	PSY	HEMEROCALLIS SPECIES	STELLA DE ORA DAYLILY
19	PFW	HOSTA SEIBOLDIANA	FRANCES WILLIAMS HOSTA

- NOTES:**
- QUANTITY LISTS ARE SUPPLIED AS A CONVENIENCE. CONTRACTOR SHALL VERIFY ALL MATERIALS QUANTITIES ON SITE.
  - ALL PLANT MATERIAL TO BE NORTHERN ILLINOIS GROWN, AND WITH THE EXCEPTION OF LOW TYPE JUNIPER, GROUNDCOVERS, AND PERENNIALS BE BALLED AND BURLAPPED "B & B" UNLESS OTHERWISE SPECIFIED. PLANT MATERIAL TO BE GROWN IN ACCORDANCE TO STANDARDS SET BY THE AMERICAN ASSOCIATION OF NURSEYMEN.
  - ALL PLANTINGS SHALL BE WATERED THOROUGHLY IN THE FIRST 24 HOURS AFTER PLANTING. ENSURE ALL AIR POCKETS ARE REMOVED AROUND ROOT BALL.
  - CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR ONE YEAR FROM TIME OF PLANTING.
  - ALL PLANT BED AREAS TO BE MULCHED WITH SHREDDED HARDWOOD MULCH 3" DEEP AND SHALL BE SEPARATED FROM LAWN AREAS WITH STEEL EDGING.
  - ALL LAWN AREAS TO BE A FIVE WAY MINIMUM BLUEGRASS BLEND. CONTRACTOR IS RESPONSIBLE FOR WATERING SOO UNTIL TIME OF KNOTTING.
  - IT IS CONTRACTORS OPTION TO STAKE TREES, BUT HIS RESPONSIBILITY TO ASSURE PLANTS REMAIN PLUMB UNTIL THE END OF GUARANTEE PERIOD.
  - SEE SHEET L-2 FOR ADDITIONAL PLANTING DETAILS.

223 E. STATE STREET DEVELOPMENT  
GENEVA, ILLINOIS

# LANDSCAPE PLAN



LANDSCAPE PLANS PREPARED BY:  
PAUL A. COUTURE, ASLA  
IL. LICENSE NUMBER 157-00326

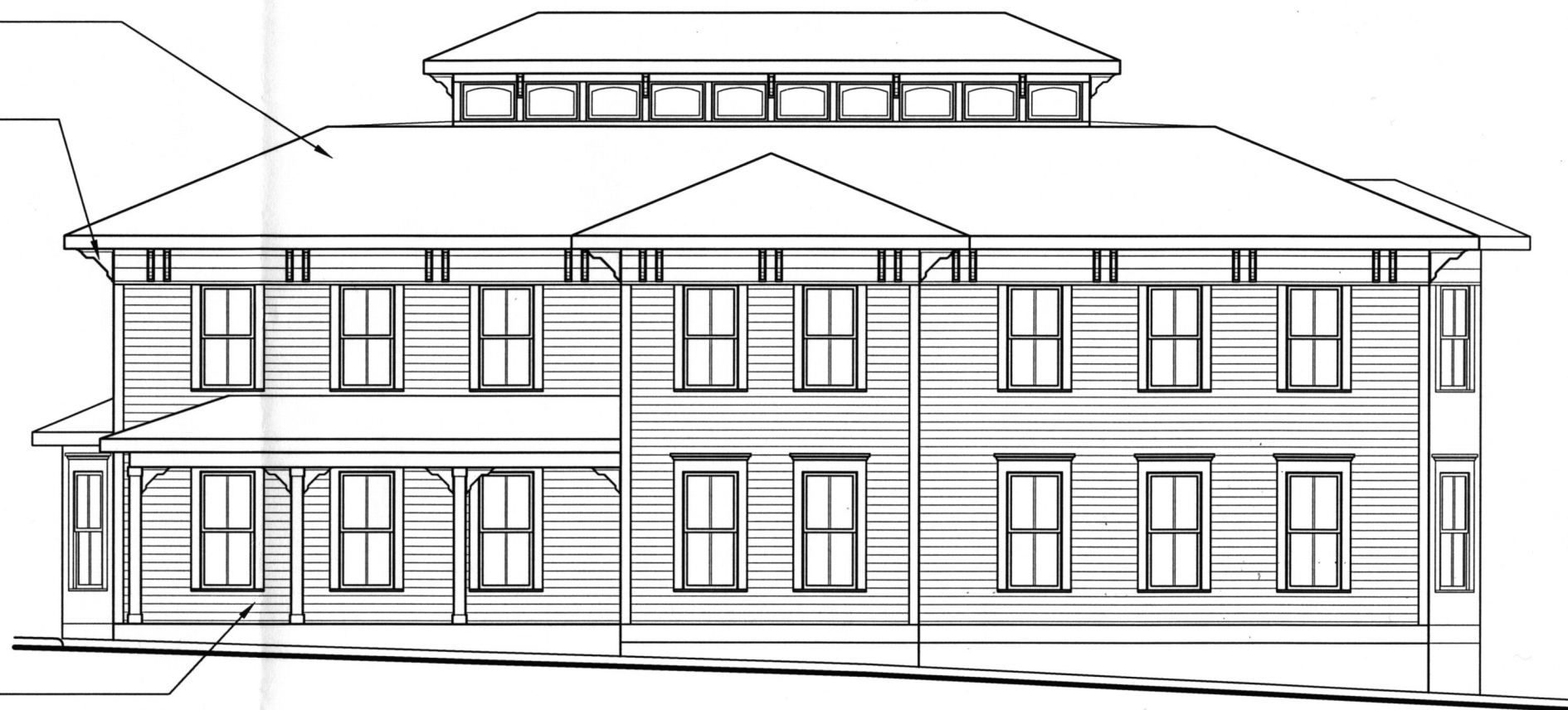
**COUTURE**  
Landscape Construction  
Landscape Architects / Contractors  
505 Swift Road Lombard, Illinois 60148  
815-627-1364 815-627-1364

**PPKS ARCHITECTS**





SOUTH ELEVATION



EAST ELEVATION



**ORDINANCE NUMBER 2004-69**

**AN ORDINANCE EXTENDING THE DEVELOPMENT SCHEDULE AND RESTATING  
ORDINANCE 2002-69 WHICH GRANTED A SPECIAL USE FOR A PLANNED UNIT  
DEVELOPMENT AND COMBINED PRELIMINARY/FINAL PLANNED UNIT  
DEVELOPMENT PLAN APPROVAL IN THE B-3E BUSINESS DISTRICT FOR 223 EAST  
STATE STREET**

**WHEREAS**, Ordinance 2002-69 was adopted by the City Council of the City of Geneva on December 16, 2002 granting a special use for a planned unit development and preliminary/final PUD plan approval for property located at 223 East State Street; and

**WHEREAS**, Section 6 "Development Schedule" of Ordinance 2002-69 required that all construction of building and site improvements on the subject realty, as set forth in the Preliminary/Final Planned Unit Development Plan be completed by December 16, 2004; and

**WHEREAS**, the owner of the subject property has requested a two year extension of the development schedule through and including December 16, 2006; and

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GENEVA, KANE COUNTY, ILLINOIS**, as follows:

**SECTION 1: EXTENSION OF DEVELOPMENT SCHEDULE/ RESTATEMENT OF ORDINANCE  
2002-69**

Ordinance No. 2002-69 be and the same is hereby approved and restated as Ordinance No. 2004-69 including a modification to Section 6 thereof to provide that all construction of building and site improvements on the subject realty, as set forth in the Preliminary/Final Planned Unit Development Plan shall be completed not later than December 16, 2006.

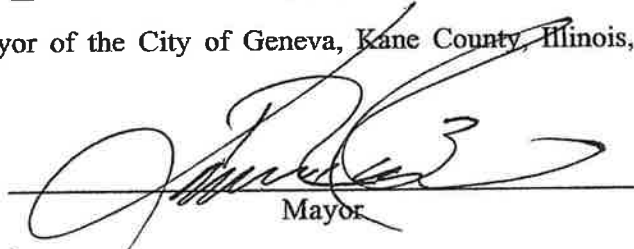
**SECTION 2: EFFECTIVE DATE**


That this Ordinance shall become effective from and after its passage and approval in accordance with law.

**PASSED** by the City Council of the City of Geneva, Kane County, Illinois, this 6th day of December 2004.

AYES: 9 NAYS: 0 ABSENT: 1 ABSTAINING: 0 HOLDING OFFICE: 10

**APPROVED** by me as Mayor of the City of Geneva, Kane County, Illinois, this 6th day of December 2004.

  
Mayor

ATTEST:   
City Clerk