

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 26th 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.

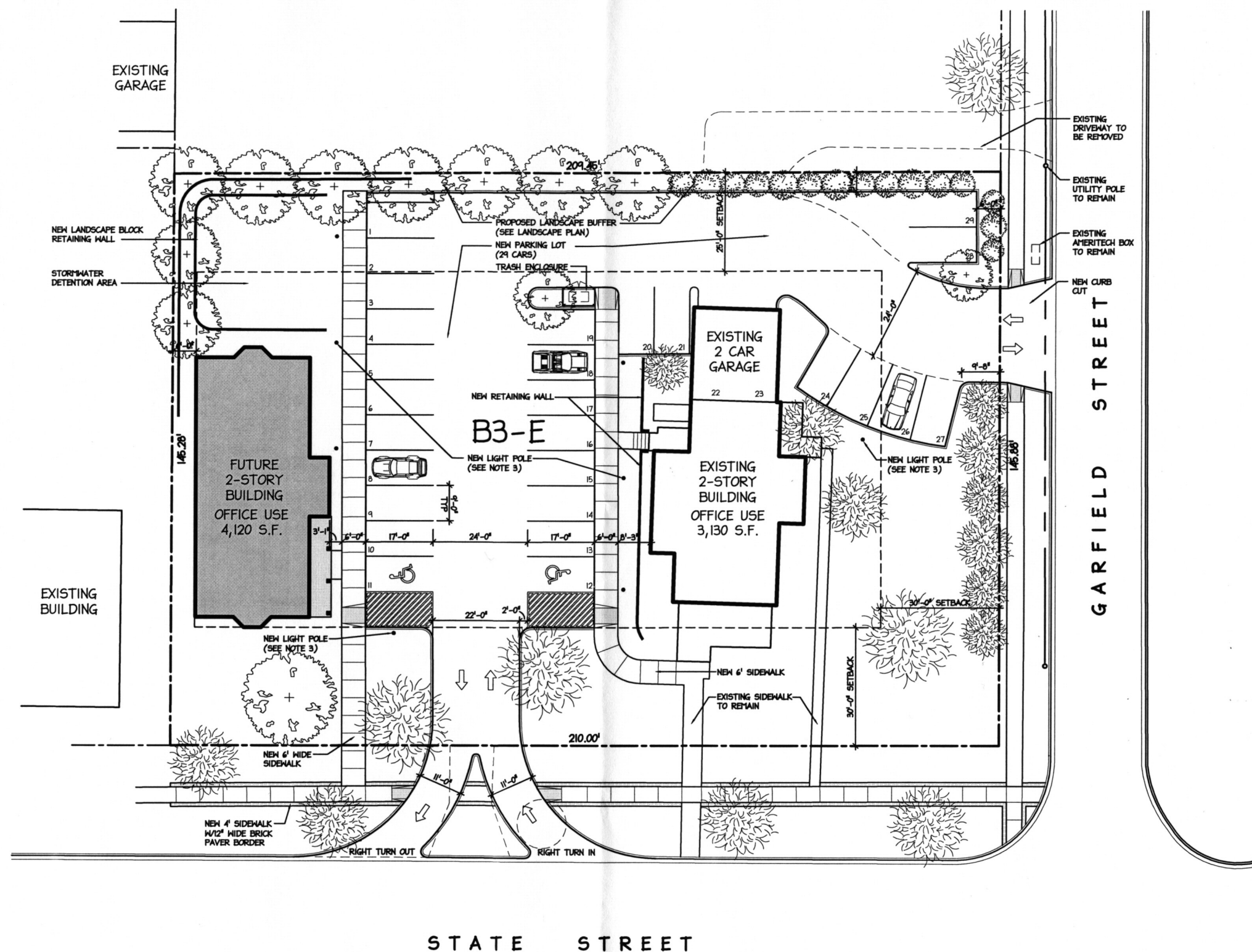
Special Use Standard 8: The proposed building, other structures and uses comply with any and all regulations, conditions or requirements of the City of Geneva applicable to such building, structure or use.

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.

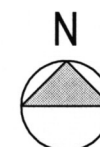
Special Use Standard 9: That the exterior architectural appeal and function of any proposed structure will not be so at variance with either the exterior architecture appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the 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.

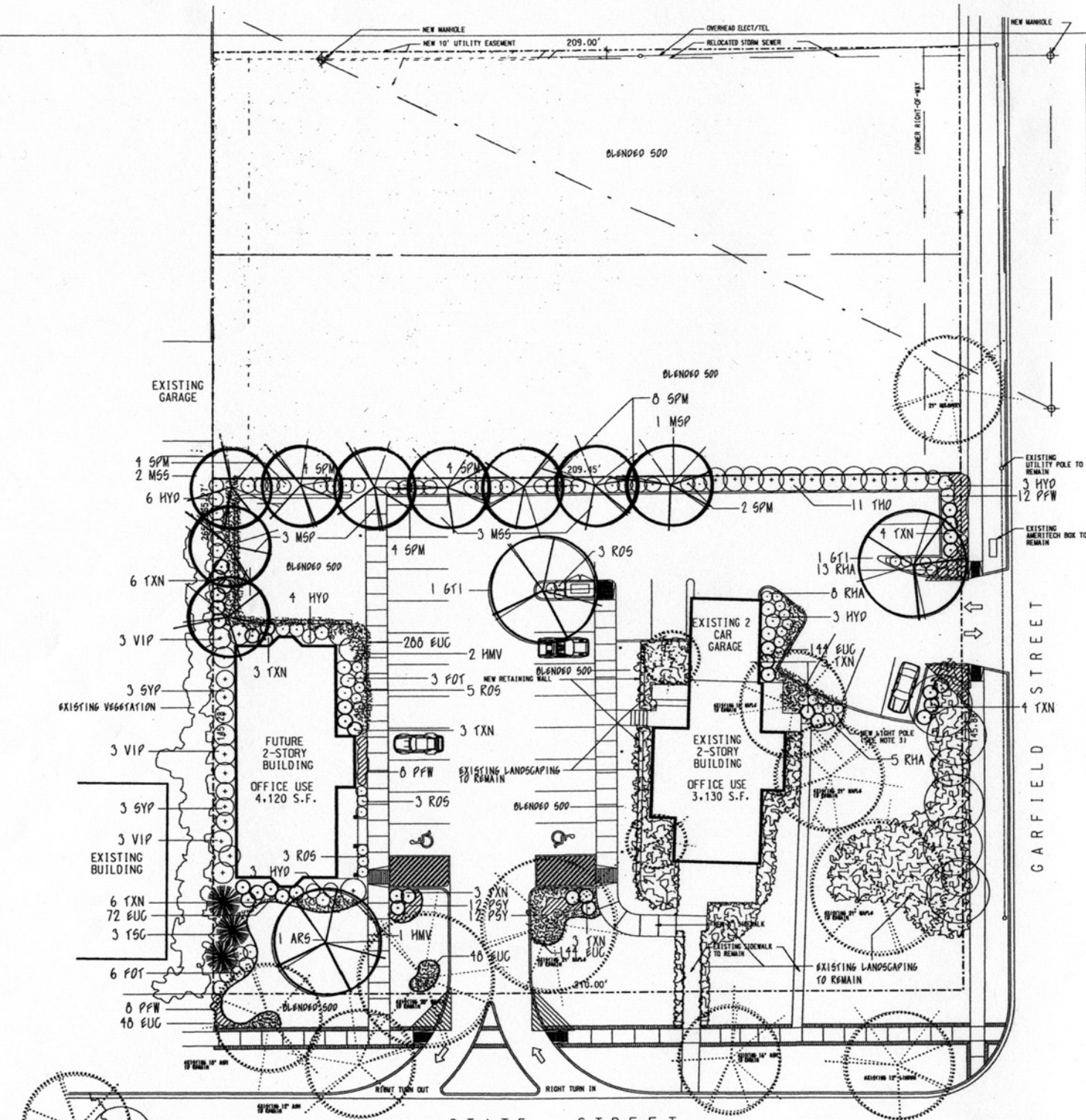
GROUP EXHIBIT "C"
COMBINED PRELIMINARY/FINAL
PLANNED UNIT DEVELOPMENT PLANS



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 3' GAL
1	ARS	ACER RUORA	RED SUNSET MAPLE 3' GAL
2	FAP	FRAXINUS AMERICANA	AUTUMN PURPLE ASH 3' GAL
3	TSG	TSUGA CANADENSIS	CANADIAN HEMLOCK 6' HT
5	M55	MALUS SPRING SNOW	SPRING SNOW CRABAPPLE 2.5' GAL
4	M5P	MALUS SPECIES	PROFUSION CRAB 2.5' GAL
11	THO	THUJA OCCIDENTALIS	TECHNEY ARBORVITAE 5' HT
37	TXN	TAXUS NIGRA	NIGRA YEW YEW 24' HT
9	VIP	VIORURNUM PRUNIFOLIUM	BLACKHAW VIOURNUM 5' HT
3	HMV	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL 4' HT
6	SYP	SYRINGA PALIBINIANA	DWARF KOREAN LILAC 30"
14	R05	ROSA SPECIES	MEIOLAND SHRUB ROSE 24"
9	F0T	FOTHERGILLA GARDENII	DWARF FOTHERGILLA 24"
26	SPM	SPIREA BUMALDA	GOLD MOUND SPIREA 24"
26	RHA	RHUS AROMATICA	GROW LOW SUMAC 24"
19	HYD	HYDRANGEA ARBORESCENS	ANNABELLE HYDRANGEA 30"
744	EUG	EUONYMUS COLORATUS	WINTERGREEN 3'
24	PSY	HEMEROCALLIS SPECIES	STELLA DE ORA DAYLILY 1 GAL
19	PFW	HOSTA SEIBOLDIANA	FRANCES WILLIAMS HOSTA 1 GAL

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 KNITTING.
- 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.

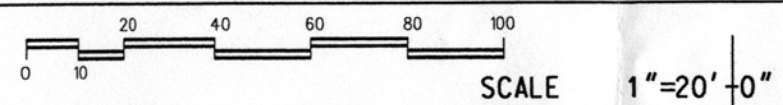
COUTURE
Landscape Construction
Landscape Architects / Contractors
505 Swift Road Lombard, Illinois 60148
815-930-627-1366 815-930-627-1364

LANDSCAPE PLANS PREPARED BY:

PAUL A. COUTURE, ASLA
IL. LICENSE NUMBER 157-00326

PPKS ARCHITECTS

223 E. STATE STREET DEVELOPMENT
GENEVA, ILLINOIS

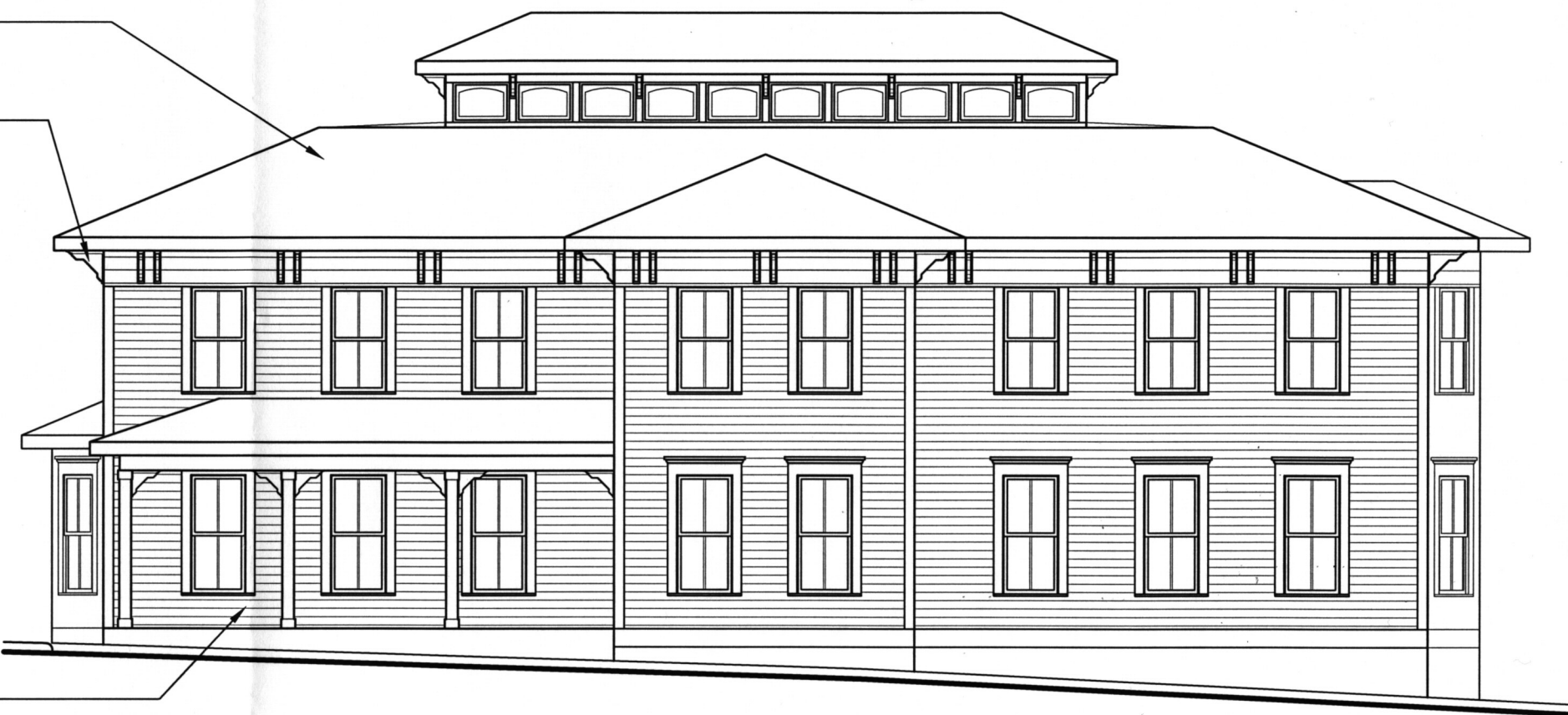


REVISED 9-4-02 • 10-25-02

JULY 26, 2002



SOUTH ELEVATION



EAST ELEVATION

Community Development
22 South First Street
Geneva, Illinois 60134



Phone: (630) 232-0818
Fax: (630) 232-1871

RECEIVED

City of Geneva

JUL 26 2002

CITY OF GENEVA
COMMUNITY DEVELOPMENT

APPLICATION FOR PROJECT REVIEW

Date: 7/26/02

1. Name of Applicant MARK YOUNGBERG Phone: _____

Address _____ Fax: _____

Signature Mark Youngberg Email: _____

2. Common Address or Location of Subject Property 229 S. STATE STREET

3. Owner(s) MARK YOUNGBERG Phone: _____

4. Names of Attorney _____ Phone: _____

Address _____ Fax: _____

5. Applicant Proprietary Interest in Property (Documentation Required)

☒ Owner _____ Owner of Option _____
_____ Contract Purchaser _____ Other (explain) _____

6. CURRENT ZONING OF PROPERTY B3E

7. REVIEW REQUESTED (Check all that apply)

_____ Site Plan Review	_____ Zoning Text Amendment
_____ Annexation	_____ Rezoning of Property
<input checked="" type="checkbox"/> Subdivision/P.U.D. - Preliminary	_____ Amendment to the Comprehensive Plan
<input checked="" type="checkbox"/> Subdivision/P.U.D. - Final	_____ Amendment to P.U.D.
_____ Special Use Permit	_____ Other _____

8. **REQUIRED DOCUMENTATION (See Exhibit A)** (Please check all items enclosed)

- ☒ One signed copy of the Application Form **and** one copy of a Narrative Description.
- ☒ Application Fee (Amount) \$ 354 (See Exhibit B)
- ☒ Proof of Ownership or Option (1 copy)
- ☒ Legal Description of Property/Plat of Survey (1 copy)
- ☒ Addressed stamped envelopes to all property owners within 250'. List of all property owners with parcel numbers (See Exhibit C for instructions)
- ☒ Site Plan/Preliminary Plat (20 folded full size copies and 3 folded 11"x17" copies) (See Exhibit D)
- ☒ Landscape Plan with quantities and specifications (20 folded full size copies and 3 folded 11"x17" copies) (See Exhibit E for checklist)
- ☒ Preliminary Plat of Subdivision/P.U.D. Plan (20 folded full size copies and 3 folded 11"x17" copies)
- ☒ Preliminary Engineering Plans (8 copies)
- ☒ Architectural Elevations (If required by Staff) (20 folded full size copies and 3 folded 11"x17" copies)
- ☐ Final Plat of Subdivision/P.U.D. (20 folded full size copies and 3 folded 11"x17" copies) (See Exhibit F for checklist)
- ☐ Final Engineering Plans (8 copies signed and sealed)
- ☐ Petition for Annexation (1 copy)
- ☐ Annexation Agreement (6 copies)
- ☐ Plat of Annexation (6 copies)
- ☐ Fiscal Impact Study (If required by staff - 6 copies)
- ☐ Traffic Impact Analysis (If required by staff - 6 copies)
- ☐ Soil Conservation District Land Use Opinion (1 copy)
- ☐ Department of Conservation Endangered Species Report (1 copy)

NOTE: After staff has reviewed the submitted plans, the petitioner will be notified how many additional copies will be needed for Plan Commission and City Council review.

9. **Correctly complete and sign the APPLICATION FOR PROJECT REVIEW** including the Legal Description of the Property and the signature of the property owner. To insure timely completion of this application, please schedule an appointment to submit your application by calling **630-232-0871**. Public Hearing dates will **not** be assigned until your application is accepted as completed.

10. **PETITIONER CERTIFICATION**

I have received a copy of the submittal checklist and hearing date deadlines. I am familiar with those ordinance requirements, which relate to this petition and I certify that this submittal is in conformance with such ordinance(s).

Mark Youngner
Signature

7/26/02
Date

BILL OF SALE ✓

Seller(s), HOWARD I. OBERLANDER, of Geneva, Illinois, in consideration of ten dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby sell, assign, and transfer to **Purchaser(s), JJAZM, LLC**, of West Chicago, Illinois, all of seller's interest in the following personal property:

All personal property physically located on the subject premises known as 223 E. State Street, Geneva, IL 60134.

Seller hereby warrants and represents to Purchaser that Seller is the lawful owner of said property, that said property is not subject to any liens or encumbrances, and that Seller has full power and authority to sell said personal property and to execute this bill of sale. Any warranties of quality, fitness, or merchantability are expressly excluded.

All persons signing this bill of sale are hereby deemed to be jointly and severally bound by its terms.

IN WITNESS WHEREOF, Seller has signed and sealed this bill of sale at St. Charles, Illinois this 14th day of June 2002.


HOWARD I. OBERLANDER

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

I, Linda E. Santiago, a notary public in and for said County and State aforesaid, **DO**
HEREBY CERTIFY that HOWARD I. OBERLANDER, is personally known to me to be
the same person whose name is subscribed to the foregoing instrument, appeared before me
this day in person and acknowledged that he signed, sealed and delivered the said instrument
as his free and voluntary act, for the use and purposes therein set forth.

GIVEN under my hand and official seal, this 14th day of June 2002.




Notary Public

*Typed in
R-Pending 223 E. State St.*

**ILLINOIS STATUTORY WARRANTY DEED
INDIVIDUAL TO CORPORATION**

THE GRANTOR(S), HOWARD I. OBERLANDER,
and THEODORA B. OBERLANDER, Husband and
Wife, of the City of Geneva, in the County of Kane
and State of Illinois for and for and in consideration
of Ten (\$10.00) Dollars and other good and valuable
consideration, the receipt and sufficiency of which
is hereby acknowledged

CONVEY and WARRANT to:

JJAZM, LLC, whose address is 30W640 North Ave.,
West Chicago, IL 60185, the following described
Real Estate situated in the County of Kane, in the State
of Illinois, to wit:

LOTS 11 AND 12 AND PART OF LOT 7 IN BLOCK 15 AND PART OF OUT LOT 1,
ALL OF 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 (FORMERLY
THIRD STREET) WITH THE NORTHERLY LINE OF THE STATE STREET IN THE
CITY OF GENEVA; THENCE WESTERLY ALONG THE NORTHERLY LINE OF
STATE STREET 210 FEET; THENCE NORTHERLY ALONG A LINE MAKING AN
ANGLE OF 89 DEGREES 45 MINUTES MEASURED FROM EAST TO NORTH,
WITH THE NORTHERLY LINE OF STATE STREET, 265 FEET TO THE
NORTHERLY LINE OF SAID LOT 11 EXTENDED WESTERLY; THENCE
EASTERLY ALONG THE EXTENSION OF AND THE NORTHERLY LINE OF LOT
11 TO THE NORTHEAST CORNER OF SAID LOT 11, THENCE SOUTHERLY
ALONG THE EASTERLY LINES OF SAID LOTS 11 AND 12, 115 FEET TO THE
NORTHERLY LINE OF SAID OUT LOT 1; THENCE EASTERLY ALONG SAID
NORTHERLY LINE 10 FEET TO THE WESTERLY LINE OF GARFIELD STREET
AFORESAID; THENCE SOUTHERLY ALONG SAID WESTERLY LINE 150 FEET
TO THE POINT OF BEGINNING, IN THE CITY OF GENEVA, KANE COUNTY,
ILLINOIS.

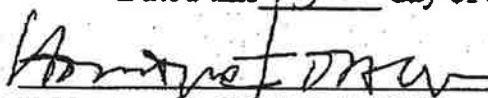
SUBJECT TO: Taxes for the year 2001 and subsequent years; covenants, conditions,
restrictions, and easements of record.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption
Laws of the State of Illinois.

Permanent Tax Identification No.: 12-02-351-017

Address(es) of Real Estate: 223 E. State Street, Geneva, IL 60134

Dated this 13th day of June 2002.


HOWARD I. OBERLANDER


THEODORA B. OBERLANDER

STATE OF ILLINOIS)
) ss
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT HOWARD I. OBERLANDER and THEODORA B. OBERLANDER** are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal
this 13th day of June 2002.



Notary Public



Prepared by:

Roy Safanda
Safanda Law Firm
111 East Side Drive
Geneva, IL 60134-2402
(630) 262-1761

Send subsequent tax bills to:

JJAZM, LLC
223 E. State St.
Geneva, IL 60134

Return to:

DAVID S. WINTHROP
1 N 141 COUNTY FARM
WINFIELD IL 60190

That part of Outlot 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 of Garfield Street with the northerly line of 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 of 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.

David Kundy

**LEGAL NOTICE
PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Geneva Plan Commission has received a petition for a public hearing from the petitioner Mr. Mark Youngberg as owner of property located at 223 East State Street, Geneva, Kane County, Illinois.

LEGAL DESCRIPTION:

LEGAL DESCRIPTION

LOTS 11 AND 12 AND PART OF LOT 7 IN BLOCK 15 PART OF OUT LOT 1, ALL OF 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 (FORMERLY THIRD STREET) WITH THE NORTHERLY LINE OF THE STATE STREET IN THE CITY OF GENEVA; THENCE WESTERLY ALONG THE NORTHERLY LINE OF STATE STREET 210 FEET; THENCE NORTHERLY ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 45 MINUTES MEASURED FROM EAST TO NORTH, WITH THE NORTHERLY LINE OF STATE STREET, 265 FEET TO THE NORTHERLY LINE OF SAID LOT 11 EXTENDED WESTERLY; THENCE EASTERLY ALONG THE EXTENSION OF AND THE NORTHERLY LINE OF LOT 11 TO THE NORTHEAST CORNER OF SAID LOT 11, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOTS 11 AND 12, 115 FEET TO THE NORTHERLY LINE OF SAID OUT LOT 1; THENCE EASTERLY ALONG SAID NORTHERLY LINE 10 FEET TO THE WESTERLY LINE OF GARFIELD STREET AFORESAID; THENCE SOUTHERLY ALONG SAID WESTERLY LINE 150 FEET TO THE POINT OF BEGINNING, IN THE CITY OF GENEVA, KANE COUNTY, ILLINOIS.

THE PETITIONERS ARE REQUESTING A Special use for a Planned Unit Development to construct an office building and a parking lot on property zoned B-3E Business and Preliminary and Final Planned Unit Development Plan approval.

NOTICE IS ALSO GIVEN that a Public Hearing to consider said request will be held before the Plan Commission on September 12, 2002 at Geneva City Hall, 22 S. First Street, Geneva, Illinois, at 7:30 p.m. to which all interested parties are invited to attend.

DOCUMENTS ARE ON FILE and available for public inspection during regular business hours at the Community Development Department office located at Geneva City Hall, 22 S. First Street, Geneva, Illinois.

Dave Rogers, Chairman
Geneva Plan Commission

Published: August 22, 2002, Daily Herald
Faxed: August 19, 2002, sac

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Addison, Algonquin, Arlington Heights, Barrington, Barrington Hills, Bartlett, Batavia, Bloomingdale, Buffalo Grove, Burlington, Carol Stream, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox River Grove, Geneva, Gilberts, Glendale Heights, Glen Ellyn, Grayslake, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverne Island Lake, Itasca, Keeneyville, Kildeer, Lake Barrington, Lake in the Hills, Lake Zurich, Libertyville, Lisle, Lombard, Long Grove, Medinah, Mt. Prospect, Mundelein, Naperville, Palatine, Oakbrook, Oakbrook Terrace, Prospect Heights, Rolling Meadows, Roselle, Schaumburg, Sleepy Hollow, South Barrington, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Villa Park, Warrenville, Wauconda, Wayne, West Chicago, Wheaton, Wheeling Winfield, Wood Dale, North Barrington

County(ies) of Cook, DuPage, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published August 23, 2002 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Kurtile & Plan
Authorized Agent

Control # T2866337

Public Hearing
NOTICE IS HEREBY GIVEN that the Geneva Plan Commission has received a petition for a public hearing from the petitioner, Mr. Mark Youngberg as owner of property located at 223 East State Street, Geneva, Kane County, Illinois.

LEGAL DESCRIPTION:
Lots 11 and 12 and part of lot 7 in Block 15 part of out lot 1, all of 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 (formerly Third Street) with the northerly line of the State Street in the City of Geneva; thence westerly along the northerly line of State Street 210 feet; thence northerly along a line making an angle of 89 degrees 45 minutes measured from east to north, with the northerly line of State Street, 265 feet to the northerly line of said lot 11 extended westerly; thence easterly along the extension of and the northerly line of lot 11 to the northeast corner of said lot 11, thence southerly along the easterly line of said lots 11 and 12, 115 feet to the northerly line of said out lot 1; thence easterly along said northerly line 10 feet to the westerly line of Garfield Street aforesaid; thence southerly along said westerly line 150 feet to the point of beginning, in the City of Geneva, Kane County, Illinois.

THE PETITIONERS ARE REQUESTING A Special use for a Planned Unit Development to construct an office building and a parking lot on property zoned B-3C Business and Preliminary and Final Planned Unit Development Plan approval.

NOTICE IS ALSO GIVEN that a Public Hearing to consider said request will be held before the Plan Commission on September 12, 2002 at Geneva City Hall, 22 S. First Street, Geneva, Illinois, at 7:30 p.m. to which all interested parties are invited to attend.

DOCUMENTS ARE ON FILE and available for public inspection during regular business hours at the Community Development Department office located at Geneva City Hall, 22 S. First Street, Geneva, Illinois.

Dave Rogers, Chairman
Geneva Plan Commission
Published in the Daily Herald August 23, 2002 (2866337)NS

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Addison, Algonquin, Arlington Heights, Barrington, Barrington Hills, Bartlett, Batavia, Bloomingdale, Buffalo Grove, Burlington, Carol Stream, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox River Grove, Geneva, Gilberts, Glendale Heights, Glen Ellyn, Grayslake, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Itasca, Keeneyville, Kildeer, Lake Barrington, Lake in the Hills, Lake Zurich, Libertyville, Lisle, Lombard, Long Grove, Medinah, Mt. Prospect, Mundelein, Naperville, Palatine, Oakbrook, Oakbrook Terrace, Prospect Heights, Rolling Meadows, Roselle, Schaumburg, Sleepy Hollow, South Barrington, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Villa Park, Warrenville, Wauconda, Wayne, West Chicago, Wheaton, Wheeling, Winfield, Wood Dale, North Barrington

County(ies) of Cook, DuPage, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published October 31, 2002 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Mary M. Barnett
Authorized Agent

Control # T2912816

CERTIFICATION OF NOTIFICATION

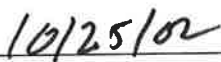
I, _____, hereby certify that I have met the neighborhood notification requirements of the City of Geneva. A **Legal Notice** was published in a newspaper having general circulation within the City of Geneva; a **Property Sign** was posted on the site notifying persons in the area; a **Letter** was sent to neighbors within 250 feet of the site informing them of the time, date, and place of the Public Hearing and my intentions to petition the City for the following action: preliminary and final P.U.D. approval in regard to the property located at 223 E. State Street.

As evidence of such notification, copies of said correspondence mailed to property owners and all addresses are attached.

I understand that, if such evidence is not submitted to the City **prior to** the date of the scheduled Planning and Zoning Commission meeting, the petition will not be scheduled for the applicable development hearing agenda. I also understand that, if the appropriate property owners are not notified, no action will be taken on my petition.



Signature



Date

solimar S
son Vogl,
G. Rini,
r. Cory A.

With a Daily Herald Action Classified Ad!

Call 847-427-4444 or
630-955-0008
to place your ad today!

Legal Notice

To: BRADLEY SHERWOOD
LOUND; COMMERCIAL FED-
ERAL BANK; HOUSEHOLD
BANK FSB; OCCUPANT; ROS-
ALINDA LOUND; WATERBU-
RY VILLAGE IV ASSOCIA-
TION; Gary A. King - DuPage
County Clerk; and all Unknown
owners, occupants and parties
interested.

Tax Deed No. 2000TDC00009,
Filed 10-23-2002.

TAKE NOTICE

County of DuPage, Date
Premises Sold 12/4/2000, Cer-
tificate No. 205, Sold for Gen-
eral Taxes of 1999.

THIS PROPERTY HAS BEEN SOLD FOR DELINQUENT TAXES

Property located at ON THE
WEST SIDE OF NORTHAMP-
TON APPROXIMATELY 160
FEET NORTH OF CARRIAGE
WAY, IN BLOOMINGDALE
TWP, DuPage County, Illinois.

Property Index No.

02-08-206-300

This notice is to advise you
that the above property has
been sold for delinquent taxes
and that the period of redem-
ption from the sale will expire on
2-26-2003.

The amount to redeem is
subject to increase at 6 month
intervals from the date of sale
and may be further increased if
the purchaser at the tax sale or
his or her assignee pays any
subsequently accruing taxes or
special assessments to redeem
the property from subsequent
forfeitures or tax sales. Check
with the County Clerk as to the
exact amount you owe before
redeeming.

This notice is also to advise
you that a petition has been filed
for a tax deed which will transfer
title and the right to possession
of this property if redemption is
not made on or before 2-26-
2003.

This matter is set for hearing
in the Circuit Court of this
County in DuPage County Judi-
cial Center, 505 N. County
Farm Road - Room 2005,
Wheaton, Illinois at 9:30 a.m. on
3-4-2003.

You may be present at this
hearing but your right to redeem
will already have expired at that
time.

YOU ARE URGED TO REDEEM IMMEDIATELY TO PREVENT LOSS OF PROPERTY.

Redemption can be made at
any time on or before 2-26-
2003, by applying to the County
Clerk of DuPage County, Illinois
at 421 N. County Farm Road,
Wheaton, Illinois.

For further information con-
tact the County Clerk.

Conrad Gacki
Purchaser or Assignee
Published in the Daily Herald
Oct. 30, 31, Nov. 1, 2002.
(2910774)S

Redemption can be made at
any time on or before 2-26-
2003, by applying to the County
Clerk of DuPage County, Illinois
at 421 N. County Farm Road,
Wheaton, Illinois.

For further information con-
tact the County Clerk.

Conrad Gacki
Purchaser or Assignee
Published in the Daily Herald
Oct. 30, 31, Nov. 1, 2002.
(2910780)S

Public Hearing

NOTICE IS HEREBY GIVEN
that the Geneva Plan Commis-
sion has received a petition for a
public hearing from the petition-
er Mr. Mark Youngberg as own-
er of property located at 223
East State Street, Geneva,
Kane County, Illinois.

LEGAL DESCRIPTION:

That Part Of Out Lot 1, In Ho-
ward And Baird's Addition To
Geneva As Amended By Ira
Minard, Described As Follows;
Beginning At The Point Of In-
tersection Of The Westerly Line Of
Garfield Street With The North-
erly 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 De-
grees 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 Sec-
onds (Measured Counter-C-
lockwise Therefrom) 209.45
Feet To A Point On The Easterly
Line Of Garfield Street, Said
Point Being 145.88 Feet North-
erly 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 Gene-
va, Kane County, Illinois.

THE PETITIONER IS RE-
QUESTING A Special use for a
Combined Preliminary and Fi-
nal Planned Unit Development
to construct an office building
and a parking lot on property
zoned B-3E Business and Pre-
liminary and Final Planned Unit
Development Plan approval.

NOTICE IS ALSO GIVEN that
a Public Hearing to consider
said request will be held before
the Plan Commission on No-
vember 14, 2002 at Geneva
City Hall, 22 S. First Street, Ge-
neva, Illinois, at 7:30 p.m. to
which all interested parties are
invited to attend.

DOCUMENTS ARE ON FILE
and available for public inspec-
tion during regular business
hours at the Community Devel-
opment Department office lo-
cated at Geneva City Hall, 22 S.
First Street, Geneva, Illinois.

Dave Rogers, Chairman
Geneva Plan Commission
Published in the Daily Herald
Oct. 31, 2002 (2912816)NS

WHY WALK?

When you can find
just the right second car
for your family through the
Classified pages
of the DAILY HERALD

REDEEM IMMEDIATELY

TO PREVENT LOSS OF PROPERTY.

Redemption can be made at
any time on or before 2-26-
2003, by applying to the
Clerk of DuPage County
at 421 N. County Farm
Wheaton, Illinois.

For further information
contact the County Clerk.

Conrad Gacki
Purchaser or
Published in the Da
Oct. 30, 31, Nov. 1
(2910843)S

TODAY'S BEST

is an ACTION Classified
the DAILY HERALD
buy or find it!



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BOOK FOR CLASSIFIED

Suburban Chicago

Richard A.

S

Total
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Only

3,715,257
56,698
2,118,193
268,581
40,413
635,777
26,494
164,873
71,903

7,098,189

2,533,911
522,049
270,253
437,926
357,364
78,853
351,740
406,611
0
46,417
131,771
2,357,230
3,200,152

10,694,277

3,596,088

2,071,290
111,838
124,988
(119,126)

2,188,990

(1,407,098)

10,351,656

8,944,558

IN THE DIS-
S IS A TRUE,

RECEIVED

JUL 26 2002

P P K S

ARCHITECTS LTD

Letter of Transmittal

CITY OF GENEVA
PERKINS PRYDE KENNEDY + STEEVENSZ ARCHITECTS, LTD

To: City of Geneva

Date: July 26, 2002

Proj. No. 2002-031

We are sending to you the following via:

☒ Attached
☐ Shop Drawings
☐ Letter
☐ Separate cover
☐ Prints
☐ Specifications
☐ Mail
☐ Samples
☐ Enclosed
☐ Other
☐ Plans

COPIES	DATE OR NO.	DESCRIPTION
1		Application Form
1	4089	Application Fee
1		Proof of Ownership
1		Legal Description
44		Addressed Stamped Envelopes to Property Owners
20		Site Plan/Preliminary Plat
20		Landscape Plan
8		Preliminary Engineering Plans
20		Architectural Elevations

These are transmitted as checked below:

☐ For Review
☒ For your use
☐ As requested
☐ For review and comment
☐ Return corrected prints
☐ Resubmit copies for review
☐ For your Records
☐ Reviewed as submitted
☐ Reviewed as noted
☐ Returned for corrections
☐ Resubmit copies for distribution
☐ PRINTS RETURNED
☐ Pricing & Detail

Remarks:

Copy to: File: _____

Signed By: _____



ARCHITECTS LTD

Letter of Transmittal

PERKINS PRYDE KENNEDY + STEEVENSZ ARCHITECTS, LTD

To: City of Geneva

Date: September 5, 2002

Attn: Tom Swierczewski

Proj. No. 2002-031

We are sending to you the following via: messenger

☒ Attached

Shop Drawings

Letter

☐ Separate cover

Prints

Specifications

 Mail

Samples

Enclosed

☐ Other

Plans

COPIES	DATE OR NO.	DESCRIPTION
35	9/5/02	Site Plan / Preliminary Plat
35	9/5/02	Landscape Plan, Details (Sheets L-1, L-2)
35	9/5/02	Preliminary Engineering Plans: Grading and Utility Plans
35	9/5/02	Architectural Elevations
1	9/5/02	Findings of Fact

These are transmitted as checked below:

For Review

☒ For your use

As requested

For review and comment

☐ Return corrected prints

Resubmit copies for review

For your Records

 Reviewed as submitted

☐ Reviewed as noted

Returned for corrections

☐ Resubmit copies for distribution

PRINTS RETURNED

┐ Pricing & Detail

Remarks:

Copy to: File: 2002-031/S

Signed By:

Paula Landry

223 E. State Street - Project Narrative

The property is located at the corner of State Street and Garfield Street in Geneva, Illinois and consists of a 2 story residential structure on a single parcel of land currently being used for a business use.

The purpose development shall provide for the subdivision of this existing parcel into 1 parcel located at the corner of State Street and Garfield Street zoned for commercial use and 2 parcels located on Garfield Street zoned for Single Family Residential use.

The commercial development shall included the construction of a new 2 story commercial structure on State Street in the southwest corner of the corner parcel, with an exterior facade similar to the residential character of the neighborhood and the existing building. Associated parking will be located between the two commercial buildings with vehicular access from State Street and Garfield Street. As much of the existing landscape and mature trees are proposed to remain during the development of the site. Additional lighting for the parking area shall be designed to meet the local ordinances and shall be in character with the residential style of the neighborhood.

A landscape buffer has been provided between the parking area and the new residential parcels to the north. Storm water detention has been provided in the rear of the new residential parcels in such a manner that will not hinder development of the future single family homes.

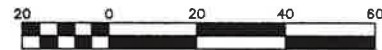
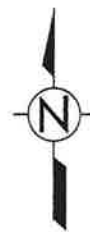
The two residential parcels with access to Garfield Street shall also include the vacation of a 10 ft. section of public right of way on the west side of Garfield Street so that the eastern most property lines of all parcels are aligned

PLAT OF SURVEY

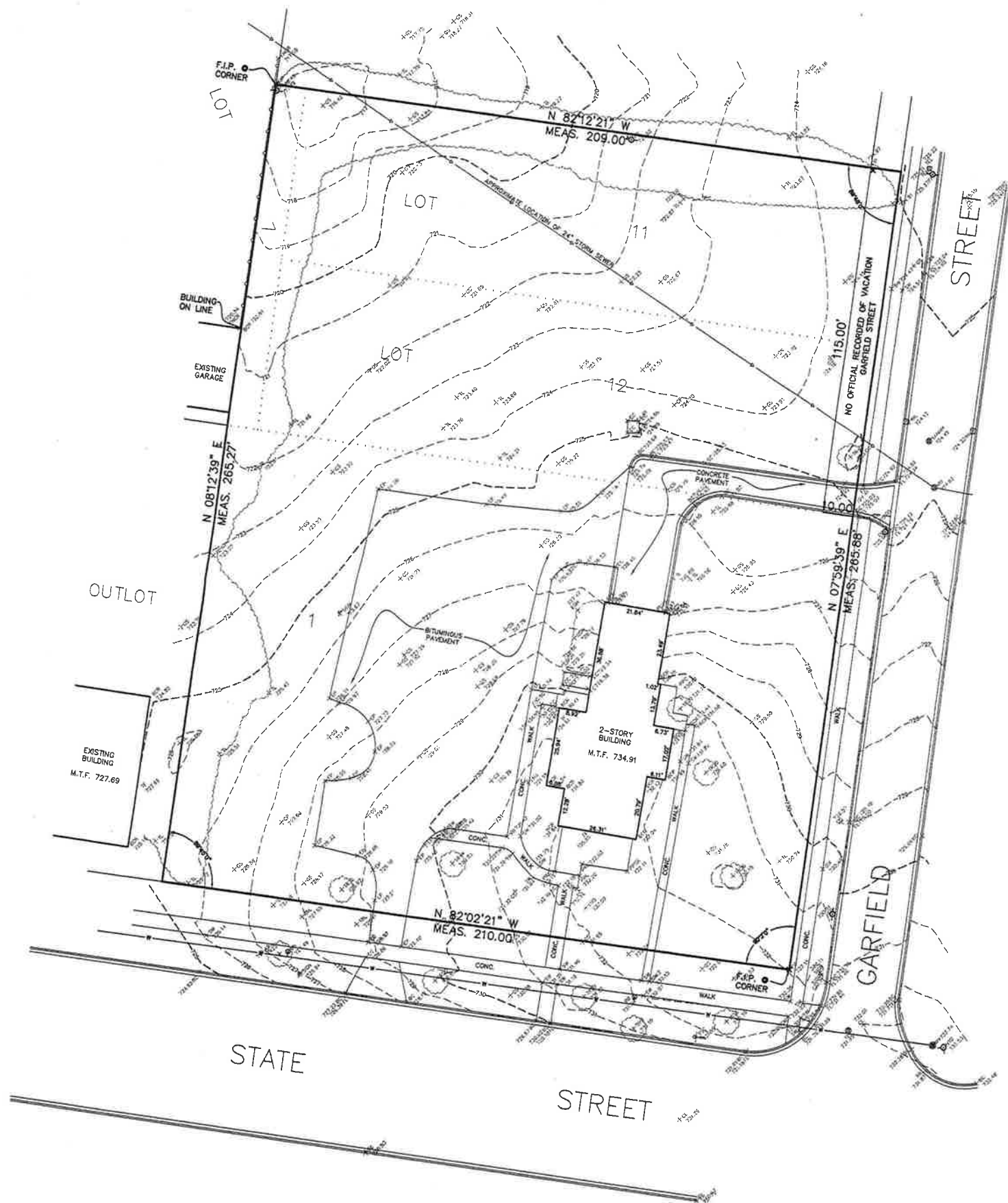
OF LOTS 11, 12 AND PART OF LOT 7 BLOCK 15 AND PART OF OUTLOT NO. 1,
HOWARD AND BAIRD'S ADDITION AS AMENDED BY IRAMINARD
GENEVA KANE COUNTY ILLINOIS

SYMBOL LEGEND

- | | |
|------------------------|----------------------|
| ■ CONCRETE MONUMENT | □ MAIL BOX |
| ▲ CONTROL POINT | • POST |
| ≡≡≡ CULVERT | ○ POWER POLE |
| □ ELECTRIC METER | △ SIGN |
| ⊠ ELECTRIC TRANSFORMER | ⊙ SANITARY MANHOLE |
| ⌒ FLARED END SECTION | ⊙ STORM MANHOLE |
| ⊕ FIRE HYDRANT | ⊕ PAY PHONE PEDESTAL |
| ⊕ FLAG POLE | ⊕ TELEPHONE PEDESTAL |
| ⊕ GAS METER | ○ TREE DECIDUOUS |
| ⊕ GAS VALVE | ⊕ TREE CONIFER |
| — GUY WIRE | ⊕ WELL |
| ⊕ CATCH BASIN | • WATER VALVE BOX |
| ⊕ INLET | • WATER VALVE VAULT |
| ⊕ LIGHT POLE | • WATER 8-BOX |
| ⊕ STREET LIGHT | |
| ⊕ PARKING SPACE COUNT | |



Scale 1" = 20'



RECEIVED

AUG 9 2002

CITY OF GENEVA
COMMUNITY DEVELOPMENT

ORDER NO.: 1282

DJA CIVIL ENGINEERS & SURVEYORS

Dave Johnson and Associates, Ltd.
323 S. Hale Street
Whitson, Illinois 60157
ph. 630.752.9550 fax. 630.752.9556
e-mail: DJA@DJOnline.net

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

STATE OF ILLINOIS
COUNTY OF DuPAGE) S.S.

I, WARREN D. JOHNSON, HEREBY CERTIFY THAT I HAVE
SURVEYED THE ABOVE PROPERTY AND THAT THE PLAT HEREON
DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED AT WHEATON, IL. THIS 20TH DAY OF JUNE A.D. 2002.

ILLINOIS REGISTERED LAND SURVEYOR NO. 2371

2nd mailing 10-29-02

Block	Parcel Number	Property Address	Owner / Owner Address
351	12-02-351-009	42 Garfield Street	State Bank of Geneva, TR#154 22 S. Fourth Street, Geneva
351	12-02-351-008	216 Wall Street	JACOBSEN, Margaret W. Trust Firststar Bank Illinois Trust Division 136 S. Washington Street, Naperville 60540
351	12-02-351-024		Harris Bank St. Charles - Trust # LT 2305 P.O. Box 102, Geneva
351	12-02-351-025		Harris Bank St. Charles - Trust # LT 2305 P.O. Box 102, Geneva
351	12-02-351-023	206 Wall Street	Harris Bank St. Charles - Trust # LT 2305 P.O. Box 102, Geneva
351	12-02-351-016	201 E. State Street	PARAZAIDER, Mary & Roger P.O. Box 326, Geneva
351	12-02-351-015	133 E. State Street	PARAZAIDER, Mary & Roger P.O. Box 326, Geneva
351	12-02-351-014	125 E. State Street	GIANNINI, Ellis W. & T. Denise
351	12-02-351-020	113 E. State Str., Ste. A	CIPCICH, Dennis J. (Living Trust, Trustee)
351	12-02-351-004	22 S. First Street	City of Geneva
351	12-02-351-019	114 Wall Street	BECKER, Michael MURPHY, Debra
351	12-02-351-005	118 Wall Street	McASSEY, Robert, ALCOCK, Sandra
351	12-02-351-006	126 Wall Street	FARRELL, Margaret
354	12-02-354-014	114 E. State Street	Hanson, Beates, (Living Trust, Trustee)
354	12-02-354-004	122 E. State Street	MARINE, Ronald & Alice
354	12-02-354-005	130 E. State Street	MARTIN, Jack & Mary Jo
354	12-02-354-006	22 Crissey Ave.	STANTON, Joseph
309	12-02-309-010	102 Howard Street	Am. National Bank & Trust Company Chicago
309	12-02-309-009	102 Howard Street	Am. National Bank & Trust Company Chicago
310	12-02-310-007	101 Howard Street	DESCOTEAUX, Paul M. & Therese
310	12-02-310-008	217 Wall Street	CASS, Jerrold C. Jr. & Sarah
310	12-02-310-009	227 Wall Street	Harris Bank-RYAN, Scott & Mary
352	12-02-352-012	41 Garfield Street	McCUE, Dennis GANEK, Camille

Block	Parcel Number	Property Address	Owner / Owner Address
352	12-02-352-013	37 Garfield Street	NG, Eddie
352	12-02-352-014	31 Garfield Street	DEVINE, Cynthia von Storch
352	12-02-352-002	23 Garfield Street	Kerley, Lyle & Jane
352	12-02-352-006	301 E. State Street	BURT, Peter & Kristina
352	12-02-352-007	307 E. State Street	Maristar Corporation
352	12-02-352-005	24 School Street	BELLENDIR, George & Dolores 308 Whitfield, Geneva
352	12-02-352-010	327 E. State Street	MILLER, Kevin & Carol 42 W158 Rt. 64, St. Charles 60175
352	12-02-352-008	313 E. State Street	MOSTER, William
352	12-02-352-009	317 E. State Street	DISHMAN, Shelby Jean
352	12-02-352-003	42 School Street	MEYERS, Donna & Dale
352	12-02-352-004	32 School Street	SUTHERLAND, Jack & Eliza
355	12-02-355-001	26 E. State Street	LaSalle Trust #B 7800050310 37 W 370 Rt. 38, St. Charles 60175
355	12-02-355-002	11 Crissey Street	LaSalle Trust #B 7800595231 37 W 370 Rt. 38, St. Charles 60175
355	12-02-355-013	1310 James Street	RUARK, Eugene & Sally
355	12-02-355-012	1310 James Street	RUARK, Eugene & Sally
355	12-02-355-003	19 Crissey Ave.	LAKE, Gerald & Joan
355	12-02-355-005	22 Kane Street	STORBEL, William & Norma
311	12-02-311-004	101 Garfield Street	FRITZ, Sheilaann KLINK, Peter
311	12-02-311-005	313 Wall Street	SMICK, Norma (Trustee)
356	12-02-356-002	314 E. State Street	Firstar Bank Geneva Tr#2297 104 N. Oak Park Ave., Oak Park 60301-1304
356	12-02-356-001	302 E. State Str.	Rymax LLC

City of Geneva
Community Development
22 South First Street
Geneva, IL 60134

~~Main St. - Glen Ellyn, Illinois 60137~~

mailed 10-29-02
TB

Rymax, LLC
302 E. State Street
Geneva, Illinois 60134

223 East St. School RD
Mr. Mark Youngberg

City of Geneva
Community Development
22 South First Street
Geneva, IL 60134

~~Main St. - Glen Ellyn, Illinois 60137~~

Firststar Bank of Geneva Tr#2297
104 N. Oak Park Avenue
Oak Park, Illinois 60301-1304

City of Geneva
Community Development
22 South First Street
Geneva, IL 60134

~~Main St. - Glen Ellyn, Illinois 60137~~

Ms. Norma Smick
313 Wall Street
Geneva, Illinois 60134

City of Geneva
Community Development
22 South First Street
Geneva, IL 60134

~~101 Main St - Glen Ellyn, Illinois 60137~~

Mr. Peter Klink
Mrs. Sheilaann Fritz
101 Garfield Street
Geneva, Illinois 60134

City of Geneva
Community Development
22 South First Street
Geneva, IL 60134

~~101 Main St - Glen Ellyn, Illinois 60137~~

Mr. & Mrs. William Storbel
22 Kane Street
Geneva, Illinois 60134

City of Geneva
Community Development
22 South First Street
Geneva, IL 60134

~~101 Main St - Glen Ellyn, Illinois 60137~~

Mr. & Mrs. Gerald Lake
19 Crissey Avenue
Geneva, Illinois 60134



Community Development
22 South First Street
Geneva, IL 60134

~~Main St. Glen Ellyn, Illinois 60137~~

Mr. & Mrs. Eugene Ruark
1310 James Street
Geneva, Illinois 60134

City of Geneva
Community Development
22 South First Street
Geneva, IL 60134

~~Main St. Glen Ellyn, Illinois 60137~~

LaSalle Trust #B7800050310
37 W 370 Rt. 38
St. Charles, Illinois 60175

City of Geneva
Community Development
22 South First Street
Geneva, IL 60134

~~Main St. Glen Ellyn, Illinois 60137~~

LaSalle Trust #B 7800595231
37 W 370 Rt. 38
St. Charles, Illinois 60175

of Geneva
munity Development
outh First Street
va, IL 60134

~~Main St. Glen Ellyn, Illinois 60137~~

37



Mr. & Mrs. Jack Sutherland
32 School Street
Geneva, Illinois 60134

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nmunity Development
outh First Street
eva, IL 60134

~~Main St. Glen Ellyn, Illinois 60137~~

37



Mr. & Mrs. Dale Meyers
42 School Street
Geneva, Illinois 60134

City of Geneva
Community Development
22 South First Street
Geneva, IL 60134

~~Main St. Glen Ellyn, Illinois 60137~~

USA



2002

Ms. Shelby Jean Dishman
317 E. State Street
Geneva, Illinois 60134

City of Geneva
Community Development
22 South First Street
Geneva, IL 60134

~~Main St - Glen Ellyn, Illinois 60137~~

Mr. William Moster
313 E. State Street
Geneva, Illinois 60134

City of Geneva
Community Development
22 South First Street
Geneva, IL 60134

~~Main St - Glen Ellyn, Illinois 60137~~

Mr. & Mrs. Kevin Miller
42 W 158 Rt. 64
St. Charles, Illinois 60175

City of Geneva
Community Development
22 South First Street
Geneva, IL 60134

~~Main St - Glen Ellyn, Illinois 60137~~

Mr. & Mrs. George Bellendir
308 Whitfield Street
Geneva, Illinois 60134

City of Geneva
Community Development
22 South First Street
Geneva, IL 60134

~~in State, Glen Ellyn, Illinois 60137~~

Maristar Corporation
307 E. State Street
Geneva, Illinois 60134

City of Geneva
Community Development
22 South First Street
Geneva, IL 60134

~~in State, Glen Ellyn, Illinois 60137~~

Mr. & Mrs. Peter Burt
301 E. State Street
Geneva, Illinois 60134

City of Geneva
Community Development
22 South First Street
Geneva, IL 60134

~~in State, Glen Ellyn, Illinois 60137~~

Mr. & Mrs. Lyle Kerley
23 Garfield Street
Geneva, Illinois 60134

Community Development
22 South First Street
Geneva, IL 60134

~~Main St - Glen Ellyn, Illinois 60137~~

Ms. Cynthia von Storch Devine
31 Garfield Street
Geneva, Illinois 60134

City of Geneva
Community Development
22 South First Street
Geneva, IL 60134

~~Main St - Glen Ellyn, Illinois 60137~~

Mr. Eddie Ng
37 Garfield Street
Geneva, IL 60134

City of Geneva
Community Development
22 South First Street
Geneva, IL 60134

~~Main St - Glen Ellyn, Illinois 60137~~

Mr. Dennis McCue
Ms. Camille Ganek
41 Garfield Street
Geneva, Illinois 60134

.....
Community Development
22 South First Street
Geneva, IL 60134

.....
~~Geneva, Illinois 60134~~

Mr. & Mrs. Scott Ryan
Harris Bank
227 Wall Street
Geneva, Illinois 60134

.....
City of Geneva
Community Development
22 South First Street
Geneva, IL 60134

.....
~~Geneva, Illinois 60134~~

Mr. & Mrs. Jerrold C. Cass Jr.
217 Wall Street
Geneva, IL 60134

.....
City of Geneva
Community Development
22 South First Street
Geneva, IL 60134

.....
~~Geneva, Illinois 60134~~

Mr. & Mrs. Paul M. Descoteaux
101 Howard Street
Geneva, Illinois 60134

City of Geneva
Community Development
22 South First Street
Geneva, IL 60134

~~Geneva, Illinois 60134~~

American National Bank & Trust Company Chicago
102 Howard Street
Geneva, Illinois 60134

City of Geneva
Community Development
22 South First Street
Geneva, IL 60134

~~Geneva, Illinois 60134~~

Mr. Joseph Stanton
22 Crissey Avenue
Geneva, Illinois 60134

Community Development
22 South First Street
Geneva, IL 60134

~~Geneva, Illinois 60134~~

Mr. & Mrs. Jack Martin
130 E. State Street
Geneva, IL 60134

Mr. & Mrs. Ronald Marine
122 E. State Street
Geneva, IL 60134

City of Geneva
Community Development
22 South First Street
Geneva, IL 60134

.....
~~City of Geneva, Illinois 60134~~

Beate S. Hanson (Trustee)
114 E. State Street
Geneva, IL 60134

City of Geneva
Community Development
22 South First Street
Geneva, IL 60134

.....
~~City of Geneva, Illinois 60134~~

Ms. Margaret Farrell
126 Wall Street
Geneva, IL 60134

22 South First Street
Geneva, IL 60134

~~Main St. Glen Ellyn, Illinois 60137~~

Mr. Robert McAssey
Ms. Sandra Alcock
118 Wall Street
Geneva, IL 60134

.....
City of Geneva
Community Development
22 South First Street
Geneva, IL 60134

~~Gen. Glen Ellyn, Illinois 60137~~

Mr. Michael Becker
Ms. Debra Murphy
114 Wall Street
Geneva, IL 60134

....
City of Geneva
Community Development
22 South First Street
Geneva, IL 60134

~~Gen. Glen Ellyn, Illinois 60137~~

City of Geneva
22 S. First Street
Geneva, Illinois 60134

Geneva, IL 60134

~~Geneva, IL 60134~~

Mr. Dennis J. Cipcich (Trustee)
113 E. State Street
Ste. A
Geneva, IL 60134

City of Geneva
Community Development
22 South First Street
Geneva, IL 60134

~~Geneva, IL 60134~~



Mr. & Mrs. Ellis Giannini
125 E. State Street
Geneva, IL 60134

City of Geneva
Community Development
22 South First Street
Geneva, IL 60134

~~Geneva, IL 60134~~

Mr. & Mrs. Roger Parazaidar
P.O. Box 326
Geneva, IL 60134

Harris Bank St. Charles - Trust # LT 2305
P.O. Box 102
Geneva, IL 60134

City of Geneva
Community Development
22 South First Street
Geneva, IL 60134

~~Geneva, Illinois 60134~~

Ms. Margaret W. Jacobson (Trust)
Firststar Bank Illinois Trust Division
136 S. Washington Street
Naperville, IL 60540

City of Geneva
Community Development
22 South First Street
Geneva, IL 60134

~~Geneva, Illinois 60134~~

State Bank of Geneva, TR #154
22 S. Fourth Street
Geneva, IL 60134



Community Development Department
22 South First Street
Geneva, IL 60134
Phone: (630) 232-0818
Fax: (630) 232-1871

NOTICE TO: All Property Owners Within 250' of property located at 223 East State Street, Geneva, Illinois.

FROM: Dick Untch, Director of Planning

DATE: August 20, 2002

RE: PLAN COMMISSION PUBLIC HEARING

The Geneva Plan Commission has received a petition for a public hearing from the petitioner Mr. Mark Youngberg as owner of property located at 223 East State Street, Geneva, Kane County, Illinois.

THE PETITIONERS ARE REQUESTING A Special use for a Planned Unit Development to construct an office building and a parking lot on property zoned B-3E Business and Preliminary and Final Planned Unit Development Plan approval.

A Public Hearing to consider said request will be held before the Plan Commission on September 12, 2002 at Geneva City Hall, 22 S. First Street, Geneva, Illinois, at 7:30 p.m. to which all interested parties are invited to attend.

DOCUMENTS ARE ON FILE and available for public inspection during regular business hours at the Community Development Department office located at Geneva City Hall, 22 S. First Street, Geneva, Illinois.



Community Development Department
22 South First Street
Geneva, IL 60134
Phone: (630) 232-0818
Fax: (630) 232-1871

NOTICE TO: All Property Owners Within 250' of property located at 223 East State Street, Geneva, Illinois.

FROM: Dick Untch, Director of Planning

DATE: October 30, 2002

RE: PLAN COMMISSION PUBLIC HEARING

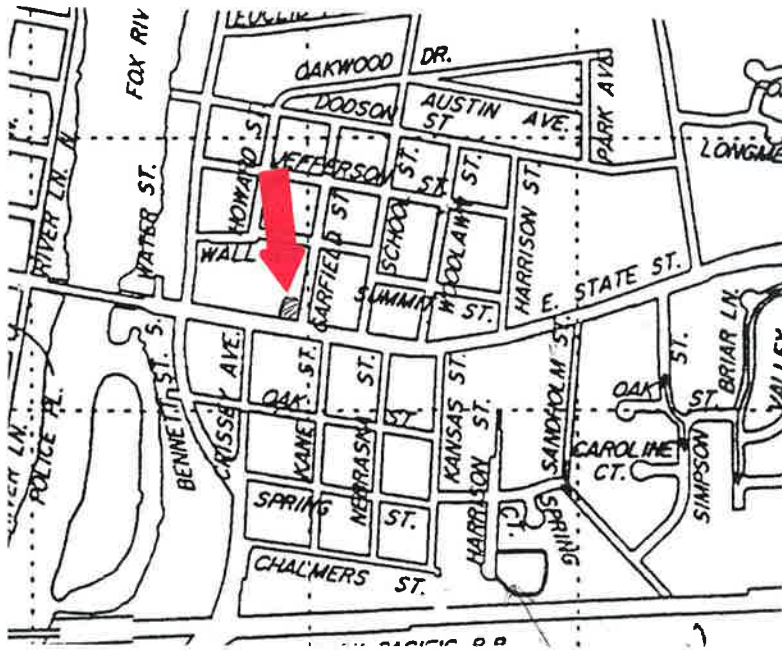
The Geneva Plan Commission has received a petition for a public hearing from the petitioner Mr. Mark Youngberg as owner of property located at 223 East State Street, Geneva, Kane County, Illinois.

THE PETITIONER IS REQUESTING A Special use for a Combined Preliminary and Final Planned Unit Development to construct an office building and a parking lot on property zoned B-3E Business and Preliminary and Final Planned Unit Development Plan approval.

A Public Hearing to consider said request will be held before the Plan Commission on November 14, 2002 at Geneva City Hall, 22 S. First Street, Geneva, Illinois, at 7:30 p.m. to which all interested parties are invited to attend.

DOCUMENTS ARE ON FILE and available for public inspection during regular business hours at the Community Development Department office located at Geneva City Hall, 22 S. First Street, Geneva, Illinois.

SUBJECT PROPERTY SITE
223 East State Street
Geneva, IL 60134



**PLANNED UNIT DEVELOPMENT SUBMISSION
223 STATE STREET
GENEVA, ILLINOIS**

September 5, 2002

FINDINGS OF FACT

Special Use Standard 1:

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. In addition, the north part of the site is zoned R3 and has been platted for two lots. We propose two single family residences that would be in character with the existing single family district to the north of our site.

Special Use Standard 2:

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. First of all we are continuing the commercial development and use of State Street and secondly, we are adding new single family homes along Garfield.

Special Use Standard 3:

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 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 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 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:

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 and other structures and uses comply with all regulations, conditions, and requirements of the City of Geneva and will apply to all Building Codes and structure for this use.

Special Use Standard 9:

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.

Public Comment from Mr. Joe DeMercurio of 42 Garfield Street
regarding the PUD proposed for 223 East State Street

1. Mr. DeMercurio had a concern about the traffic movements of vehicles making left turns from Garfield Street onto East State Street. He thought that these vehicles had the potential to interfere with the movement of vehicles on East State Street.
2. Mr. DeMercurio had a concern regarding vehicles turning left from East State Street onto Crissey Avenue. He noted that these vehicles can back-up several blocks on East State Street and they limit the ability of vehicles turning left onto East State Street from Garfield Street. He suggested that the Plan Commission could recommend that two "Keep Intersection Clear" signs could be placed at Garfield Street to warn motorists not to block the intersection.
3. Mr. DeMercurio had a concern about the engineering design of this overall project. The current stormwater design calls for a new stormwater line to be run along the north property line of the northern most residential property facing Garfield Street. This property abuts his property to the South. He was concerned that a stormwater line in this location would force the developer to remove most of the trees in this area that buffer the neighborhood from East State Street. He suggested that this stormwater line be run in between the two residential lots to the rear (westernmost) property line and then north to connect to the existing system.
4. Mr. DeMercurio indicated that as long as the tree line along his south property line is maintained he would not have an objection to the rezoning of both of the residential lots to the north of the commercial property from R-3 to B3E.

August 23, 2002

223 East State St.

Northeast corner of IL RTE-38 and Garfield St.

Site Plan Review

Daniel J. Dinges, P. E., City Engineer / Assistant Director of Public Works

The City of Geneva Public Works Department has completed its review of the above referenced preliminary engineering plans received July 30, 2002.

GENERAL:

- 1) Include a title sheet with index of sheets and a location map. It must be signed and sealed by a licensed professional engineer.
- 2) Include engineering details and construction notes. None were provided.
- 3) Specify whether the benchmarks are City of Geneva Datum or USGS.
- 4) Add the following Notes:
 - The City of Geneva must receive As-Built plans prior to acceptance.
 - Call J.U.L.I.E. (1-800-892-0123) before any and all digging is started.
- 5) Show existing gas service location.
- 6) Provide location and details of a stabilized construction entrance.
- 7) Incorporate a cost estimate to include ALL public improvements: Electric, sidewalk, curb and gutter, pavement and erosion control.
- 8) Upon cost estimate:
 - Letter of credit (LOC) equal to 115% of estimated public improvements.
 - The Geneva Electric Utility will bill separately for the time and materials spent on the job including design, inspection, testing and energizing the electric service.
- 9) The City needs a schedule for ALL work to be done on site as it relates to utilities and road improvements.
- 10) The City of Geneva must also be provided an electronic plan set in MicroStation format.
- 11) Provide Plats

LANDSCAPING:

- 12) The landscape plan shall be signed and sealed by a registered landscape architect.
- 13) Use appropriate size of landscaping plants to allow appropriate sight distance. Show sight triangles at entrances. See attached.
- 14) Show all existing trees and specify which ones are being proposed to be removed.

TRAFFIC:

- 15) An IDOT permit is required for work along Rt. 38 ROW. Provide copy of permit once received.
- 16) Replace all damaged sidewalk and curb and gutter along project. The sidewalk along Rt. 38 shall be replaced to match CVS's with 1' of pavers along the outer edges. Show details. Curbs and ramps that meet the ADA standards will be required at all necessary locations.
- 17) Show stop signs.
- 18) The driveway entrance should have a minimum of 15' curb radius.

WATER AND SEWER:

- 19) Provide Mylar of grading plan with Drainage certificate signed both by the project Engineer and the owner.
- 20) A storm water management permit is required following the Kane County Stormwater Management Ordinance (Application forms attached).
- 21) Storm sewer and detention calculations are required.
- 22) Provide overland flood routes and calculations. Show where the route will go offsite to verify that it works.
- 23) Provide utility separation details per the Standard Specification for Water and Sewer Construction in Illinois.
- 24) Show detail for inlet and pipe protector basket. Inlet protector must be used in conjunction with hay bales at all inlets during construction. Catch-All brand or equivalent will be acceptable.
- 25) Show all service connections (water, sanitary and storm).
- 26) Provide water meter sizing calculations.
- 27) Show existing water main on Garfield St.
- 28) Provide all proposed and existing invert and rim elevations. Also show % slope, length, type, and ID of proposed pipes.
- 29) Provide invert elevations for all proposed utility crossings.
- 30) Reroute proposed storm sewer shown North of project. This location is not acceptable for there is not enough space between the retaining wall and the pipe for future maintenance.
- 31) The retaining wall shall be located out of the easement.
- 32) Existing storm sewer to be abandoned shall be filled or removed.
- 33) Provide profile of storm sewer.

ELECTRICAL:

- 34) If entrance is to remain as is the O.H. line to easement pole to be moved would have to be placed underground. Minimum clearance from curb to pole is 3'.
- 35) Need 10' easement on N. line that is usable (i.e. no retaining wall within easement).
- 36) What are the electrical requirements for the new buildings?
- 37) Provide photometrics and pole details (use East State St. lighting specifications).

These plans were reviewed based on the information provided by the submitter. Subsequent discovery of errors or omissions on the engineering plans by the submitter or by the reviewer shall not be construed as authority to violate, cancel, or set aside any applicable codes.

Please review the above comments and resubmit eight (8) rolled revised plan sets along with a written response to each of the above comments to the Planning Department at 22 South First Street.

cc: Philip J. Page, City Administrator
Thomas W. Talsma, Director of Public Works
Jennifer Hilkemann, Electrical System Design Engineer
Steve LeMaire, Superintendent of Streets and Walks
John Donahue, Superintendent of Water & Sewer
Richard Untch, Director of Planning
Tom Swierczewski, City Planner
Chris Aiston, Director of Economic Development
Shirley Cristallo, Community Development Secretary
Jerry Koster, Deputy Chief
Chuck Lencioni, Building Commissioner
Rick Jaeger, Building Inspector
Mike Entile, Building Inspector
Charles Radovich, City Attorney
Kebeck Rosario, Civil Engineer
C. Elton Orozco, Civil Engineer
Hal Wright, Manager of Electric Operations
File/F:\Engineering\Reviews\Commerci\State Street\223 E. State St.\223 State_1.doc

From: Dinges, Dan

Sent: Monday, November 04, 2002 8:28 AM

To: Aiston, Chris; Bong, Chris; Cristallo, Shirly; Donahue, John; Entile, Mike; Hilkemann, Jennifer; Jaeger, Rick; Koster, Jerry; LeMaire, Steve; Lencioni, Chuck; Mayor Burns (E-mail); Morris, Dave; Orozco, C. Elton; Page, Phil; 'Radovich, Chuck'; Smith, Robert; Swierczewski, Tom; Talsma, Tom; Untch, Dick; Wright, Hal

Subject: 223 State_2.doc

November 4, 2002

223 East State St.

Northeast corner of IL RTE-38 and Garfield St.

Site Plan Review

Daniel J. Dinges, P. E., City Engineer / Assistant Director of Public Works

The City of Geneva Public Works Department has completed its review of the above referenced site plan received October 29, 2002.

GENERAL:

- 1) Please provide a written response to the review comments.
- 2) Include a title sheet with index of sheets and a location map. It must be signed and sealed by a licensed professional engineer.
- 3) Include engineering details and construction notes. None were provided.
- 4) Specify whether the benchmarks are City of Geneva Datum or USGS.
- 5) Add the following Notes:
 - The City of Geneva must receive As-Built plans prior to acceptance.
 - Call J.U.L.I.E. (1-800-892-0123) before any and all digging is started.
- 6) Show existing gas service location.
- 7) Provide location and details of a stabilized construction entrance.
- 8) Incorporate a cost estimate to include ALL public improvements: Electric, sidewalk, curb and gutter, pavement, storm water and erosion control.
- 9) Upon cost estimate:
 - Letter of credit (LOC) equal to 115% of estimated public improvements.
 - Engineering Fees equal to 1.5% of cost estimate.
 - The Geneva Electric Utility will bill separately for the time and materials spent on the job including design, inspection, testing and energizing the electric service.
- 10) The City needs a schedule for ALL work to be done on site as it relates to utilities and road improvements.
- 11) The City of Geneva must also be provided an electronic plan set in MicroStation format.
- 12) Record drawings shall also be provided to the City.
- 13) Provide Plats.

LANDSCAPING:

- 14) The landscape plan shall be signed and sealed by a registered landscape architect.
- 15) Revise sight triangles at entrances to 20' and 140'.

TRAFFIC:

- 16) An IDOT permit is required for work along Rt. 38 ROW. Provide copy of permit once received.
- 17) Replace all damaged sidewalk and curb and gutter along project. The sidewalk along Rt. 38 shall be replaced to match CVS's with 1' of pavers along the outer edges. Show details. Curbs and ramps that meet the ADA standards will be required at all necessary locations.

- 18) The crosswalks crossing the Right In/Out shall be brick and match CVS entrances.
Also, the corner of Garfield St. and State St. shall be all brick, similar to west State St.
- 19) Show stop signs.
- 20) The driveway entrance should have a minimum of 15' curb radius.

WATER AND SEWER:

- 21) Provide Mylar of grading plan with Drainage certificate signed both by the project Engineer and the owner.
- 22) A storm water management permit is required following the Kane County Stormwater Management Ordinance (Application forms attached).
- 23) Storm sewer and detention calculations are required.
- 24) Provide overland flood routes and calculations. Show where the route will go offsite to verify that it works.
- 25) Provide utility separation details per the Standard Specification for Water and Sewer Construction in Illinois.
- 26) Show detail for inlet and pipe protector basket. Inlet protector must be used in conjunction with hay bales at all inlets during construction. Catch-All brand or equivalent will be acceptable.
- 27) Show all service connections (water, sanitary, electric, and storm).
- 28) Provide water meter sizing calculations.
- 29) Show existing water main on Garfield St.
- 30) Provide all proposed and existing invert and rim elevations. Also show % slope, length, type, and ID of proposed pipes.
- 31) Provide invert elevations for all proposed utility crossings.
- 32) The City prefers detention basins without retaining walls. If the retaining walls have to remain then a fence/railing needs to be installed at top of wall.

ELECTRICAL:

- 33) Need 10' easement on N. line that is usable (i.e. no retaining wall within easement).
- 34) What are the electrical requirements for the new buildings?
- 35) Provide photometrics and pole details (use East State St. lighting specifications).

These plans were reviewed based on the information provided by the submitter. Subsequent discovery of errors or omissions on the engineering plans by the submitter or by the reviewer shall not be construed as authority to violate, cancel, or set aside any applicable codes.

Please review the above comments and resubmit eight (8) rolled revised plan sets along with a written response to each of the above comments to the Planning Department at 22 South First Street.

cc: Philip J. Page, City Administrator
 Thomas W. Talsma, Director of Public Works
 Jennifer Hilkemann, Electrical System Design Engineer
 Steve LeMaire, Superintendent of Streets and Walks
 John Donahue, Superintendent of Water & Sewer
 Richard Untch, Director of Planning
 Tom Swierczewski, City Planner
 Chris Aiston, Director of Economic Development
 Shirlie Cristallo, Community Development Secretary
 Jerry Koster, Deputy Chief
 Chuck Lencioni, Building Commissioner
 Rick Jaeger, Building Inspector
 Mike Entile, Building Inspector
 Charles Radovich, City Attorney
 Chris Bong, Civil Engineer
 C. Elton Orozco, Civil Engineer
 Hal Wright, Manager of Electric Operations
 File/F:\Engineering\Reviews\Commerci\State Street\223 E. State St.\223 State _2.doc

From: Swierczewski, Tom
Sent: Thursday, October 17, 2002 12:13 PM
To: Kevin Burns (E-mail); 'alddescoteaux@geneva.il.us'; 'aldfintzen@geneva.il.us'
Cc: Page, Phil; Untch, Dick; Aiston, Chris; Cristallo, Shirly; Garcia, Kristina; 'radovich1@mindspring.com'
Subject: 223 East State Street
Gentlemen:

Since my previous email of Monday afternoon, an additional deficiency in the list of property owners within 250 feet of 223 East State Street that the applicant has submitted has been discovered. As Alderman DesCoteaux initially determined, Margaret W. Jacobsen did not receive her public notice as is required by our Ordinance. The applicant provided Ms. Jacobsen's name and correct PIN for her property, but the mailing address to the Trust Company was incorrect so the notice did not make it to the Bank and it was not returned by the Post Office. She is an immediate neighbor to the residential properties north of 223 East State Street and of Mr. Joe DeMercurio, the initial resident who did not get noticed. As a result, the City Attorney and Community Development staff have decided that a new public notice must be undertaken, and a new public hearing held. The new public hearing is tentatively scheduled for November 14, 2002 in front of the Plan Commission provided that adequate public notice in conformance with State Statutes and the Geneva Zoning Ordinance is accomplished.

The applicant will be submitting new public notice information that is accurate next week. Community Development Department staff will ensure that both Ms. Jacobsen and Mr. DeMercurio, as well as all others in the area, get notice about this new public hearing. I have been in contact with Mr. DeMercurio and will continue to keep him informed but I have not spoken directly to Ms. Jacobsen because her Trust Officer would not provide me with her phone number. If and when she calls me, I will help her in any way that I can. If you have any questions please feel free to contact me.

Tom Swierczewski, AICP

City Planner

City of Geneva

22 South First Street

Geneva, IL 60134

Phone: 630-232-0871

Fax: 630-232-1871

Email: tswierczewski@geneva.il.us

Geneva City Council Meeting
December 16, 2002

CONSIDER ORDINANCE #2002-69 GRANTING SPECIAL USE FOR A
COMBINED PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT AND
PRELIMINARY/FINAL PUD PLAN APPROVAL FOR 223 E. STATE STREET
(MR. MARK YOUNGBERG)

Moved by Ald. DesCoteaux, seconded by Ald. Fintzen to approve Ordinance #2002-69 Granting Special Use for a Combined Preliminary and Final Planned Unit Development and Preliminary/Final PUD Plan Approval for 223 E. State Street (Mr. Mark Youngberg).

Ald. Pawlak asked Director Untch to refresh his memory on the location on E. State Street.

Director Untch stated the location is the Northwest Corner of Garfield and State Street.

Ald. Fintzen commented he was not present for the debate and has noticed there are pavers next to the sidewalk and asked Director Untch if we are continuing that theme as we go through these series of developments that we have talked about time to time. Discussion followed regarding to what is shown on the landscape plan along the public right-of-way.

Director Untch stated that there will be pavers installed as indicated on the landscape plan per agreement from the developer.

Mayor Burns assured Ald. Fintzen that Director Untch and Aiston are making sure those elements are continued though out the district.

Ald. Fintzen stated the lighting elements and other factors also are being played out and are reflective of constituent input and intent. Roll call:

AYES: 10 (Ald. Barclay, Brown, DesCoteaux, Fintzen, Flanagan, Hill, Pawlak, Piper, Radecki, and Singer)

NAYS: 0 MOTION CARRIED

CONSIDER ORDINANCE #2002-70 AMENDING PLANNED UNIT DEVELOPMENT
TO ALLOW SPECIAL USE FOR A SINGLE LANE DRIVE-THROUGH FACILITY
AND SITE PLAN APPROVAL FOR HINSBROOK BANK (WICKMAN PROPERTIES
- 2401 KANEVILLE ROAD)

Moved by Ald. Singer, seconded by Ald. Flanagan to approve Ordinance #2002-70 Amending Planned Unit Development to Allow Special Use for a Single Lane Drive-Through Facility and Site Plan Approval for Hinsbrook Bank (Wickman Properties - 2402 Kaneville Road).

Ald. Singer stated at one point in time he was opposed to this project until an amendment was brought forward. And that amendment had to deal with the vinyl fencing he had asked to be provided and Director Untch has assured him that this will be part of the process. He stated he is now in favor of the project and will vote for it. Roll call:

City of Geneva Community Development Department

Memorandum

To: Mayor Burns and the Committee of the Whole

From: Dick Untch, Director of Community Development and
Tom Swierczewski, City Planner

Date: December 4, 2002

Meeting: December 9, 2002 Committee of the Whole meeting

Subject: **REQUEST FOR A SPECIAL USE FOR A COMBINED PRELIMINARY AND
FINAL PLANNED UNIT DEVELOPMENT AND PRELIMINARY/FINAL PUD
PLAN APPROVAL FOR 223 EAST STATE STREET – MR. MARK YOUNGBERG**

APPLICATION HISTORY

This application was discussed at the September 12, 2002, October 10, 2002 and November 14, 2002 Plan Commission meetings. A recommendation was made by the Plan Commission at the October 10, 2002 meeting to approve the application and findings of fact subject to certain conditions. After this meeting, it was determined by City staff that the applicant failed to supply the City with an accurate list of property owners within 250 feet of the subject property. As a result of this deficiency, required written notice of the public hearing was not sent to all property owners within 250 feet of the subject property. The City Attorney and City staff decided that a new public notice was required and a new Plan Commission public hearing would need to be held to ensure that all interested parties have the opportunity to provide testimony on this proposal. The new public hearing was held on November 14, 2002.

The applicant submitted a new list of property owners; a new public notice was published in the Daily Herald. The public notice requirements pertaining to a request for a special use for a combined preliminary/final PUD, and preliminary/final PUD plan approval have been met.

Included in the packet for your review please find a revised site plan that shows a stormwater detention facility on the commercial property. At the October Plan Commission meeting, this site plan was unavailable for distribution and was only provided as a display at the meeting. Additionally, the two residential properties to the north of 223 East State Street have been removed from the special use PUD request. They are however, indirectly part of the overall project from an engineering prospective because the applicant is proposing to add additional storm sewer in a new easement along the rear of these properties to provide an outlet for the proposed detention facility.

Separate from the subject request, the applicant also plans to reconfigure the two lots to the north of the subject realty to provide for a minimum 60 foot width for both residential properties. At a later date, the applicant has indicated that he intends to sell these lots to a residential home builder who would then build a home on each of the two lots.

RELIEF FROM THE ZONING ORDINANCE

The PUD provisions of the Zoning Ordinance allow applicant the ability to request relief from the bulk standards of the underlying zoning ordinance. In this case, the proposed site plan provides for parking spaces within the required front setback along Garfield Street. The applicant is requesting relief from the 30 foot setback requirement of the B-3E Zoning District in order to develop a parking lot that has a minimum setback of about 9.5 feet from the front property line. Staff is supportive of this relief because there is no other way to provide the required 29 parking spaces that the development requires.

STAFF RECOMMENDATION

Based upon the information available prior to the public hearing, staff recommends approval of a Special Use for a combined Preliminary and Final Planned Unit Development, together with the attached findings of fact, and preliminary/final PUD plan approval subject to the conditions noted below.

PLAN COMMISSION RECOMMENDATION

The Plan Commission made a recommendation to approve a Special Use for a combined Preliminary and Final Planned Unit Development, together with the attached findings of fact, and preliminary/final PUD plan approval subject to the conditions noted below:

1. The final engineering plans shall be reviewed and approved by the Engineering Department prior to the City issuing a building permit.
2. A site photometric plan shall be submitted for review and approval by the Community Development Department and the Engineering Department prior to building permit issuance. The photometric plan shall incorporate ornamental lighting that meets the East State Street Corridor Lighting Standard.
3. Site lighting shall be placed on timers so that lights turn off during the night to be approved by the Director of Community Development and/or the Building Commissioner.
4. 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 prior to the issuance of any building permits.
5. Any use that requires more than 4 parking spaces per 1000 gross square feet of floor area shall not be permitted.
6. Trash containers shall be located within the proposed 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. Provide details for the trash enclosure including building materials, height, gates, elevations, etc. 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.
7. Building materials, colors, fixtures, and related details shall be submitted to and approved by the Director of Community Development prior to building permit issuance by the City.

8. Provide a development schedule for review by the Plan Commission and the Community Development Department.
9. 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.
10. Cleanup and improve the quality of the existing landscaping of the site, specifically along Garfield Street.

Motion: Commissioner Vogelsberg

Second: Commissioner Deane

Vote: 7-2 (Moffatt and Cuscaden voting no)

PLANNED UNIT DEVELOPMENT SUBMISSION
223 STATE STREET
GENEVA, ILLINOIS

September 5, 2002

FINDINGS OF FACT

Special Use Standard 1:

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. In addition, the north part of the site is zoned R3 and has been platted for two lots. We propose two single family residences that would be in character with the existing single family district to the north of our site.

Special Use Standard 2:

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. First of all we are continuing the commercial development and use of State Street and secondly, we are adding new single family homes along Garfield.

Special Use Standard 3:

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 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 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.

PLANNED UNIT DEVELOPMENT SUBMISSION
223 STATE STREET
GENEVA, ILLINOIS
FINDINGS OF FACT

September 5, 2002

Special Use Standard 6:

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:

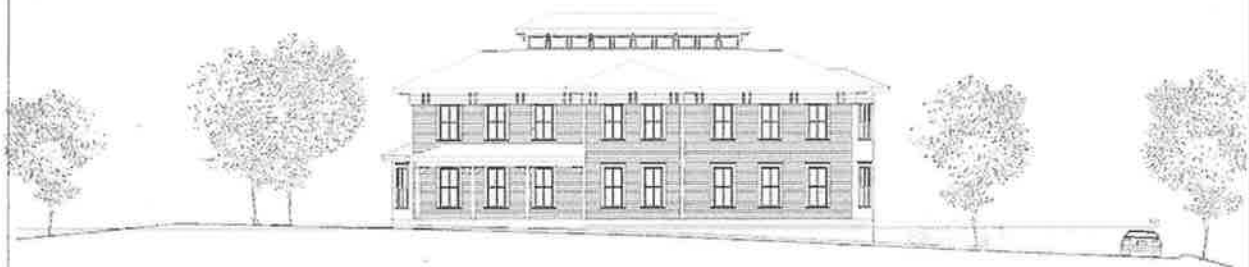
Based on our knowledge of the site and speaking with the City of Geneva adequate utilities, drainage, parking, and other facilities to service this proposed development exist. Our site engineering work by Dave Johnson & Associates allows for adequate storm water detention at the northwest corner of the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

Special Use Standard 8:

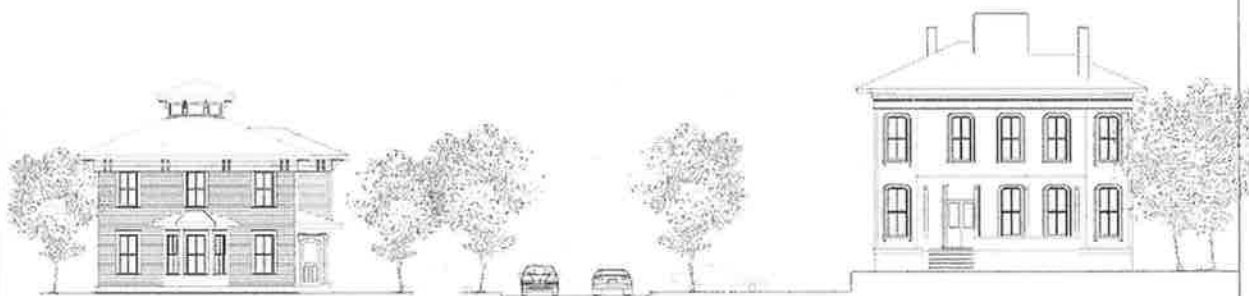
The proposed building and other structures and uses comply with all regulations, conditions, and requirements of the City of Geneva and will apply to all Building Codes and structure for this use.

Special Use Standard 9:

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.



EAST ELEVATION



SOUTH ELEVATION

COW.
12-9-02/SAC

Moved by Ald. Hill, seconded by Ald. DesCoteaux to advance Proposed Comprehensive Plan to the Plan Commission for Public Hearing.

Ald. Brown asked when the would be the appropriate for comments before or after that hearing any written comments and Untch stated comments at any time and comments are always welcome and we have had them for the past seven weeks and will have an updated version for that public hearing. Ald. Brown then asked if the information was available on the web (yes).

Voice vote: 7-0 MOTION CARRIED

5. Consider Special Use for a Combined Preliminary and Final Planned Unit Development and Preliminary/Final PUD Plan Approval for 223 East State Street (Mark Youngberg)

Moved by Ald. Singer, seconded by Ald. Barclay for a Special Use for a combined preliminary and final Planned Unit Development and Preliminary/Final PUD Plan approval for 223 E. State Street (Mark Youngberg).

Ald. DesCoteaux stated his concern about concession on this project because of the parking as it does not meet the parking requirements and there is a lot of property next to their property available and does not know why we are compromising on our standards. Ald. Brown asked is the Plan Commissioners agreed to all of the requirements (yes) and there are two Commissioners voted no do you know the reason. Ald. Radecki stated that Commissioner Cuscaden did not comment and Commissioner Moffat's supported the architecture but believed that the square footage is too much for the character of the neighborhood. Ald. Brown also stated that he echoes Ald. DesCoteaux's remarks and would have appreciated that they provide all the parking they require. Dir. Untch stated that the Plan Commission and staff recommend approval of the project. Roll call:

Ayes: 6 (Ald. Barclay, Brown, Flanagan, Hill, Radecki, Singer)

Nays: 1 (Ald. DesCoteaux) MOTION CARRIED (Mayor Burns in agreement)

6. Consider Amendment to Planned Unit Development to Allow Drive-Through Facility for Hinsbrook Bank (Wickman Properties - 2401 Kaneville Road)

Moved by Ald. Singer, seconded by Ald. Flanagan to amend the Planned Unit Development to allow drive-through facility for Hinsbrook Bank (Wickman Properties – 2401 Kaneville Road).

Ald. DesCoteaux asked what is the position of the neighbors and Ald. Singer stated there was only one gentleman that came to the meeting and his concern was the direction of the traffic flow. Ald. DesCoteaux stated there was a great deal of concern about traffic before construction took place. Ald. Brown asked if they agree to the two stipulations from the Plan Commission (yes) and does anyone know why Chairman Rogers voted no? Untch stated Chairman Rogers concern had to do with the increase activity and intensity on the site. Ald. Brown stated the traffic was a concern for him but doubts that this bank will make a difference either way. Ald. Singer stated that he has been to the site and asked for certain stipulations and if not followed he will not vote for this project. He continued that there should be parking in the rear for service trucks and use the back and also that

City of Geneva Community Development Department

Memorandum

To: Dave Rogers, Chairman and Members of the Plan Commission

From: Dick Untch, Director of Planning

Date: September 6, 2002

Meeting: September 12, 2002 Plan Commission Meeting

Subject: **REQUEST FOR A SPECIAL USE FOR A COMBINED PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT AND PRELIMINARY/FINAL PUD PLAN APPROVAL FOR 223 EAST STATE STREET – MR. MARK YOUNGBERG**

PROJECT LOCATION AND SIZE

The project consists of 3 separate parcels at the northwest corner of Garfield Street and East State Street. There is a 31,722 square foot lot fronting East State Street that currently houses one residential structure that is being use as office space. This portion of the project is currently zoned B-3E Business. To the immediate north of this property, there are two platted residential lots that are zoned R-3 Residential. The lots are nonconforming due to deficient lot widths of 56 and 58 feet respectively. The minimum lot width requirement in the R-3 district is 60 feet. The lots are both approximately 12,000 square feet in size and over 200 feet in depth.

PROJECT DESCRIPTION

The applicant intends to construct a new 4,120 square foot, two story office building directly west of the existing residential structure. A new parking lot is also intended that would be located between the two structures and along the north property line of the commercial property. The existing full access onto East State Street will be improved but it will be limited to right-in/right-out only and a new full access point onto Garfield Street is intended as the main entrance/exit. The new office building has been designed to compliment the architecture of the existing residential structure and to blend into the historic architecture along this portion of East State Street. The project also included the two residential lots to the north that the applicant intends to market to prospective home purchasers.

STAFF REVIEW COMMENTS

The applicant is requesting a special use for a planned unit development for three reasons: First, the applicant is interested in constructing an additional primary structure on the existing zoning lot fronting East State Street. The Zoning Ordinance does not permit any more than one primary structure on a zoning lot under the standard zoning provisions. Planned unit developments do allow multiple primary structures on a single zoning lot.

Second, the applicant intends to incorporate the increased stormwater requirements of the development of the commercial property by constructing a stormwater detention facility in the rear of the two residential

lots. The standard zoning provisions would not allow a stormwater management facility serving one property to be located on property under different ownership. Third, the applicant intends to market the two residential lots to prospective home buyers. It is unclear at this point whether the applicant intends to build homes on the lots or sell the land alone. In either case, the lots are nonconforming because of lot width and a PUD would alleviate any potential issue this might cause.

The applicant is intending that all of the permitted and special uses allowed in the B-3E Business District be permitted in the commercial portion of this development. The PUD request does not include a request for differing permitted or special uses. Although many retail type uses may be allowed to occupy these buildings, available parking will dictate what uses that actually occupy this space because the applicant has provided the minimum amount of parking required for office type uses. Any use that requires more than 4 parking spaces per 1000 gross square feet of floor area shall not be permitted.

Parking lot Layout

At the request of staff, the applicant redesigned the parking lot to accommodate 6 foot wide sidewalks, a 24 foot wide drive aisle and 17 foot deep parking stalls. This design would provide for parking stalls that are not as deep as the ordinance requirement of 18.5 feet. Because this is a PUD, the applicant has the ability to adjust these standards and both Community Development and Engineering staff are confident that this design will function properly. The design provides for 29 parking spaces that will service both buildings. There are two handicapped parking spaces, and two spaces located in an attached garage behind the existing residential structure. The site provides for 7250 square feet of office space. The Zoning Ordinance requirement for parking is 4 spaces per 1000 square feet of gross square footage. Therefore, the applicant would be required to provide 29 parking spaces which he has done.

Stormwater Management

The applicant intends on developing a stormwater detention facility in the rear portion of both residential lots that will service all three of the parcels in this project. This area will account for a large portion of the usable area of both residential properties. It would be preferable that this area be subdivided off from the two residential lots and either be established as its own lot, or incorporated into the commercial lot to the south. At a minimum an easement covering the entire area of the detention facility and the retaining wall shall be provided.

In the event the authority responsible for the maintenance of the detention facility and retaining wall fails in its duty to keep the facility in good condition, the City may from time to time, at its reasonable discretion, perform or retain others to perform maintenance, replacement or renewal of landscape and detention areas and recover one hundred and ten percent (110%) of the actual costs incurred by the City as a result thereof by levying a tax against the SUBJECT REALTY (back-up Special Service Area). For purposes of this subparagraph, the actual costs incurred by the City shall include the accrual of interest at the rate of eight percent (8%) per annum from the date of expenditure until the date of collection by the City of the back-up funding, as well as all reasonable attorney's fees incurred by the City as a result of said failure to properly maintain.

Landscaping

The site contains several large trees. A tree protection plan shall be submitted and approved by the Community Development and Engineering Departments prior to building permit issuance. This plan shall identify type, size, location, and quality of all existing landscaping on all three parcels. Tree protection

measures shall be identified if tree removal is anticipated, effort shall be taken to save as many high quality specimens as possible.

Bulk Zoning Standards for the two Residential lots

The two residential lots to the north of the commercial property shall be required to be developed in conformance with the proposed standards being reviewed as a part of the Ordinance Amendment to address infill/teardown residential development in Geneva. The proposed bulk standards that would apply are as follows:

- The maximum building coverage shall be 30% for one story buildings and 21% for more than one story buildings.
- A building coverage bonus of 400 feet for detached garages in the rear yard shall be allowed.
- A building coverage bonus of 200 square feet for front porches shall also be allowed.
- A minimum open space requirement of 60% shall be provided.

Findings of Fact

The applicant has included suggested findings of fact for the Plan Commission's consideration in the attached packet.

STAFF RECOMMENDATION

Staff recommends approval of a Special Use for a combined Preliminary and Final Planned Unit Development, together with the attached findings of fact, and preliminary/final PUD plan approval subject to the conditions below:

1. The final engineering plans shall be reviewed and approved by the Engineering Department prior to the City issuing a building permit.
2. A site photometric plan shall be submitted for review and approval by the Community Development Department and the Engineering Department prior to building permit issuance. The photometric plan shall incorporate ornamental lighting that meets the East State Street Corridor Lighting Standard.
4. Who will own and maintain the detention facility? Is an easement being considered for this property to make sure the residents of the two homes do not encroach into this area with fences, sheds, etc? An easement shall be provided limiting the usage of this area by the residential property owners.
5. In the event the authority responsible for the maintenance of the detention facility and retaining wall fails in it's duty to keep the facility in good condition, the City may from time to time, at its reasonable discretion, perform or retain others to perform maintenance, replacement or renewal of landscape and detention areas and recover one hundred and ten percent (110%) of the actual costs incurred by the City as a result thereof by levying a tax against the SUBJECT REALTY (back-up Special Service Area). For purposes of this subparagraph, the actual costs incurred by the City

shall include the accrual of interest at the rate of eight percent (8%) per annum from the date of expenditure until the date of collection by the City of the back-up funding, as well as all reasonable attorney's fees incurred by the City as a result of said failure to properly maintain.

6. The two residential properties shall be developed with a maximum building height of 32 feet. The maximum building coverage shall be 30% for one story buildings and 21% for more than one story buildings. A building coverage bonus of 400 feet for detached garages in the rear yard shall be allowed. A building coverage bonus of 200 square feet for front porches shall also be allowed. A minimum open space requirement of 60% shall be provided.
7. The site contains several large trees. A tree protection plan shall be submitted and approved by the Community Development and Engineering Departments prior to building permit issuance. This plan shall identify type, size, location, and quality of all existing landscaping on all three parcels. If tree removal is anticipated, effort shall be taken to save as many high quality specimens as possible.
8. 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 prior to the issuance of any building permits.
9. Any use that requires more than 4 parking spaces per 1000 gross square feet of floor area shall not be permitted.

Commissioner DeMartini moved to close the public hearing. Seconded by Commissioner Deane. Motion carried by voice vote. (Vote: 9-0)

Commissioner Moffat moved to approve the special use to allow a drive-through window for a restaurant located in the B-4 Business district and site plan approval with relief from Article 11, "Landscaping" and Article 12, Table 2, "Parking", of the zoning ordinance as relating to the drive aisle and landscaping for the redevelopment of the Dairy Queen site, located at 703 E. State Street, together with the attached findings of fact and subject to staff's five conditions. Seconded by Commissioner Vogelsberg. The roll was called:

Ayes: Cuscaden, DeMartini, Gaines, Moffat, Sommer, Villa, Vogelsberg, Rogers

Nays: Deane

Motion passed with a vote of 8-1.

Public Hearing Requests

AGENDA ITEM 5A. Mark Youngberg, 223, East State Street - Request for a Special Use for a Combined Preliminary and Final Planned Unit Development and Preliminary and Final Planned Unit Development Plan Approval for Three Parcels Zoned B-3E Business and R-3 Single-Family Residential. On behalf of the applicant, Mr. Kennedy, PPKS Architects, explained his client purchased the property with the intention of maintaining the commercial use of the current historic building and would add another commercial building on the southwest corner of the lot. The lot was subdivided a number of years ago with a B3-E commercial lot fronting State Street and two R-3 lots to the north. Because 210 feet of frontage existed on the commercial property, enough room was allowed for a center parking lot yet provide much landscaping. The new office building will comprise a 4,120 sq. ft. two-story office building based on parking standards for both buildings. A new two-way entrance will be created off of State Street as well as a two-way ingress/egress drive along Garfield Street. The two north residential properties were intended to be built out at a future date.

To meet the Kane County storm water ordinance, the northern most residential lot would include a storm water detention area to take care of storm water flowing from the commercial lots. The detention area would be located within a public utility easement on the R-3 lots, as subdivided. Elevations of the new commercial building were presented noting some of the features would be taken from the existing historic structure next to it.

Mr. Kennedy reviewed each of staff's conditions, noting final engineering plans were being reviewed by his client's engineer and the City's engineer and would be resubmitted. The lighting plan for the parking lot had not been submitted, but would include historic fixtures matching the historic district. Per Mr. Kennedy, one of the conditions for the development of one of the residential properties was a slight change in the overall bulk regulations which were found in the current R-3 residential zoning. His client would abide by those, i.e., a 21% lot coverage for a two-story building. Mr. Kennedy anticipated the two residential buildings would be two-stories and include a two-car garage with approx. 3,000 sq. feet of living space. The applicant still needs to submit a tree preservation plan for review.

City Planner Swierczewski commented that because the development was a small planned unit development the applicant would probably not develop the two lots and would sell off the property. Therefore, staff felt comfortable with no plans being submitted for the residential lots since the building permit plans for the future houses would be submitted for review later. However, as to staff's condition No. 8, and as a matter of course for all PUDs, the applicant would be required to submit a plat of planned unit development which memorialized the unique zoning circumstances for the property. Staff explained how the two residential lots would be required to be developed in conformance with the proposed standards being reviewed as part of the Ordinance Amendment to address the infill/teardown residential development in Geneva.

As a last condition to be added to staff's recommendation, staff required the following: "Garage doors shall be set back a minimum of 5 feet from the front building line in front of the house" to avoid the domination of a garage door at the front of the house.

Dir. Untch clarified with Mr. Kennedy that the street lighting standards and specifications which Dir. Talsma had given to Mr. Kennedy were the standards for private parking lots within the East State Street Corridor and were required by code.

Commissioner comments and concerns included the residential lots would not blend in with the rest of the neighborhood and the proposed commercial building would be taking on much concrete and pavement and not necessarily complimenting the existing historical residence. Density was an issue. There was a major concern on portions of the two residential lots being utilizing for storm water detention management. As a side note, the City Planner noted the two lots were currently platted and fully developable and purchasing the lots with the house was a condition of the purchase. Per Dir. Untch, since the lots were platted prior to 1995, a provision in the zoning ordinance considered the lots buildable as long as the lot width and lot area met 80% of the requirements of the underlying district. Cuscaden suggested one residential lot wherein Mr. Kennedy replied that both lots met the standards, were very deep and were platted as such many years ago.

Many commissioners were concerned about the property owners maintaining, or not maintaining, the detention area and whether a water problem existed currently since some excavation was occurring at the southeast portion of the site. To his knowledge, Mr. Kennedy was not aware of any drainage problems but discussed how the proposed grading plan would provide a viable detention area. Directing his question to Dir. Untch, Sommer asked if something more obvious in landscaping could be provided to delineate the detention area from the other parts of the 2 lots to which Dir. Untch confirmed nothing would be required because detentions area were obvious due to their own design. The easement would preclude the lot owners from installing anything in the detention area which would restrict water flow, i.e., no fences, no accessory buildings.

Mr. Kennedy remarked a homeowner's association may be necessary to establish and could be part of the commercial lots as well. Deane referred to staff's memo and suggested the detention area be split from the lots and have the detention attached to the commercial portion. Staff conveyed that the applicant was not amenable and the easement was a better option. Moffat believed too much policing would be required of the City. While the lots were usable, he felt the applicant was creating a planned unit development in order to get the detention area needed for the commercial development but creating it in the backyards of the future residential lots. Additionally, many existing homes in the area were built on two lots or oversized lots. Moffat suggested making a portion of lot 12 the detention area and enlarging lot 11 to create a more suitable sized lot for development and add buffering.

Resident Jerry Cass, 217 Wall Street, raised concern on the size of the residential lots, the detention area, whether it would be public or private, and water run off to the nearby residents. He favored making one residence lot to allow the separate detention.

Sommer suggested a compromise by having the three property owners responsible for the maintenance of the detention area. Again, concern was raised that any future alterations or damage would be placed on the residential homeowners. Villa suggested that the bulk of the maintenance should be maintained by the commercial owner, to which Dir. Untch was open to, after review by legal counsel. Mr. Kennedy responded the detention area was for the benefit of the entire development and because of that, it could be feasible to have all three parcels maintain the area. Dir. Untch reminded similar situations existed in Geneva. As a backup, however, staff recommended incorporation of a special service area to be placed on the property with chargeback to the entity.

Due to the comments and concerns of the detention, Chairman Rogers offered to the applicant whether he would like to proceed with voting or continue the hearing.

Mr. Kennedy explained he and his client worked together with staff for many hours to get the proposal to work and worked with the design based on existing conditions, in some respects. The residential lots were already platted. He agreed he and his client would need to speak with staff again before going to City Council without a recommendation. While he understood the concern of everyone involved, he asked for direction on the next step. DeMartini suggested redesigning some of the commercial portion to incorporate its own water detention. Mr. Kennedy said it could be reviewed but the difficulty was with the topography sloping from the south to the north. The detention was really in the right place due to the natural flow of drainage.

Speaking on behalf of the director of economic development, Dir. Untch pointed out the office building proposed did fill a void in the streetscape and provided additional business opportunity and improvements for the area along the corridor. With respect to the project's design, its square footage and the filled void, positive design and economic development attributes were significant. DeMartini suggested the applicant rework the plan with something more satisfactory and continue the public hearing. Asking for specifics, Mr. Kennedy inquired if it was the location of the detention area or the maintenance of it that was an issue, noting if it was the location, the sloping land posed the difficulty. Owner, Mr. Youngberg, stated there were pre-existing conditions on the property for years; he was just trying to develop the land. Much due diligence was put in with staff to be at this point. Per Chairman Rogers, maintenance of the detention appeared to be problematic.

Dir. Untch raised the fact that two issues had arisen: If maintenance was an issue, the obligation could be placed on the commercial property owner to cover maintenance costs associated with the detention area and could be a condition of a motion or part of document development. If an issue existed with the design as a whole or the elimination of one of the lots, he suggested polling the commissioners on the one or two lots, wherein the chairman noted the point was moot since the lots could be developed the following day. Mr. Youngberg stated he was not adverse to the maintenance of the detention areas. Chairman Rogers reiterated the situation was unique and the commission was trying to make it work. For clarification purposes, Dir. Untch stated that under a homeowner's association there would be a shared responsibility between all three property owners which would be a covenant recorded against the lots. Sommer inquired if the same process could be done through an SSA and place the maintenance fees on the owners' tax bills. Staff explained it would be preferable to place the burden of the maintenance on all owners and only use the SSA as a backup mechanism. Should one of the three owners not be cooperative in the maintenance aspect, staff assumed the two owners would have legal recourse against the third owner.

Public Works Dir. Talsma conveyed the City's new storm water management ordinance required that all new detention facilities require a backup SSA at the time a PUD is approved. All that would remain would be the levy of the tax and the City taking over the activity until such time the problem was remedied. However, it required the property being conveyed to the City. When asked whether the ordinance creates automatic, grandfathered-in, non-confirming lots if a house was built larger than the 21% lot coverage ratio, using the backyard, which may have to be deeded over to the City in the future, Dir. Talsma agreed a complication existed. Moffat concurred.

Mr. Scott Ryan, 227 Wall Street, expressed concern on the size of the lots because they did not fit in with the neighborhood. He concerns included traffic backup and cut-throughs on Garfield Street.

Mr. Kennedy asked whether the commissioners would be satisfied if the maintenance of the detention area could be taken care of by a homeowner or owner's association. A hand poll was taken and the applicant agreed to return with another design or agreement.

A resident at 723 Downing Place asked as to what type of maintenance would be involved, speaking about her prior home in Downers Grove, which had a similar issue.

Commissioner DeMartini moved to continue the public hearing to October 10, 2002. Seconded by Commissioner Deane. The roll was called:

Ayes: Cuscaden, Deane, DeMartini, Gaines, Moffat, Sommer, Villa, Vogelsberg, Rogers
Nays: None
Motion passed with a vote of 9-0.

Site Plan Review Requests

AGENDA ITEM 6A. Robin and Gordon Smith, 315 Sandholm Street - Request for Site Plan Approval for a 12-Unit Duplex (6, two-unit buildings) Subdivision Zoned on a Three-Acre Property Zoned R-5 Two and Three Family Residential. (Cuscaden steps away 8:43 p.m.)

Planning and zoning consultant, Mike Donahue, 328 S. Second Street, introduced his clients, Mr. and Mrs. Gordon Smith, and architect Mr. Mark VanKerkhoff. (Cuscaden returns 8:44 p.m.). This project was approved for rezoning from R-2 to R-5 to allow six duplex units for a total of 12 residential units. As part of the approval, the applicants submitted the site plan and elevations to the City's Section 1004 site plan review process, which normally was not required. The site plan in commissioners' packets was a duplicate of the plans presented in March and April, which were ultimately approved by the City Council, showing six, R-5 duplex lots.

Landscaping plans were submitted including a foundation planting plan. The existing treeline shall be maintained on the north property line and the west detention basin will include perimeter landscaping. Mr. Donahue presented color elevations on the overhead projector, noting full face brick and cedar siding materials would be incorporated, as would asphalt shake roofing materials. Due to land grading, some of the homes will incorporate full walkouts or English basements. Referring to staff's memo, garages will be front-loaded on the street. Staff had made a recommendation that no more than two of the total six elevations would be proposed within the development. Mr. Donahue conveyed his clients were not adverse to the recommendation but preferred the flexibility if there were to be three of one unit or one of another and would not want to restrict his clients to two units. He would agree that no similar elevation would be side by side. Lastly, dead and dying material on the applicants' property would be cleaned up by the applicants.

Furthermore, a homeowner's association will maintain the property and detention areas. Moffat remarked that there was prior discussion by staff that building permits would not be issued until the storm water management issues in the neighborhood were corrected. He asked for the status of that discussion. Mr. Donahue mentioned there was substantial progress made as it related to the off-site drainage improvements Moffat was referring to; however, Mr. Donahue was not prepared to respond to the final resolution on that matter. If anything, the final engineering plans were very near to being approved. Moffat inquired whether City Council included that specific language into its approval; where Dir. Untch stated it was part of the plat of subdivision and the conditions were part of the plat of survey. Further responding to Moffat's question, Dir. Untch clarified the work which was reflected in the final engineering plans, which included some of the off-site improvements, needed to be completed before the building permit was issued. However, the Union Pacific issues were a separate matter. Moffat reported the owner of record as of July 22, 2002 was Joyroad Development and he inquired as to who actually owned the property and whether legal issues could be raised as to the correct ownership. Mr. Donahue explained Gordon and Robin Smith transferred ownership of the property into an S-corporation for the purpose of developing the project. Gordon and Robin Smith were the two principals of Joyroad Development. Staff stated that prior to any City Council action on the matter, the proper verification of ownership should be on file with the City.

Deane supported the park-side elevations but asked the applicant to consider the massiveness of the front roof lines, especially to potential buyers. Per DeMartini's question, the Kane County Soil and Water Conservation District opinion report did not need approval as it was an opinion report; however, responding to the issues raised, a geotechnical company did take eight soil borings and determined the soil bearing capacity was adequate for the development. The matter was resolved to the satisfaction of staff.

City of Geneva Community Development Department

Memorandum

To: Dave Rogers, Chairman and Members of the Plan Commission

From: Dick Untch, Director of Planning

Date: October 4, 2002

Meeting: October 10, 2002 Plan Commission Meeting

Subject: **REQUEST FOR A SPECIAL USE FOR A COMBINED PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT AND PRELIMINARY/FINAL PUD PLAN APPROVAL FOR 223 EAST STATE STREET – MR. MARK YOUNGBERG**

The public hearing for this application was continued to the October 10, 2002 Plan Commission meeting from the September 12, 2002 Plan Commission meeting. The original staff memo is attached for your review. As requested by the Plan Commission at the September 12, 2002 meeting, the applicant has revised the site plan to address the concern raised by several Plan Commission members regarding the stormwater detention facility being located in the adjacent residential rear yards of the two lots to the north of the commercial property.

The applicant has proposed to adjust the lot lines in order to make each of the two residential lots into fully conforming R-3 lots by increasing the width of each to 60 feet. Correspondingly, the depth of the B-3E lot to the south has been reduced to accommodate this concern. Because no additional lots are being created, a subdivision is not required and the City's Subdivision Ordinance would not apply.

The site plan has also been revised to accommodate all of the stormwater detention area required for the commercial development, on the commercial site. The applicant has reoriented the parking lot to allow for this revision.

The applicant is further requesting that Planned Unit Development approval be granted for only the B-3E commercial portion of the project. Because the detention is being addressed solely on the commercial property, there is no longer any need to include the residential lots within the PUD.

It appears that the applicant has addressed all of the concerns discussed at the September 12, 2002 Plan Commission meeting.

STAFF RECOMMENDATION

Staff recommends approval of a Special Use for a combined Preliminary and Final Planned Unit Development, together with the attached findings of fact, and preliminary/final PUD plan approval subject to the conditions below:

1. The final engineering plans shall be reviewed and approved by the Engineering Department prior to the City issuing a building permit.

2. A site photometric plan shall be submitted for review and approval by the Community Development Department and the Engineering Department prior to building permit issuance. The photometric plan shall incorporate ornamental lighting that meets the East State Street Corridor Lighting Standard.
3. In the event the authority responsible for the maintenance of the detention facility and retaining wall fails in it's duty to keep the facility in good condition, the City may from time to time, at its reasonable discretion, perform or retain others to perform maintenance, replacement or renewal of landscape and detention areas and recover one hundred and ten percent (110%) of the actual costs incurred by the City as a result thereof by levying a tax against the SUBJECT REALTY (back-up Special Service Area). For purposes of this subparagraph, the actual costs incurred by the City shall include the accrual of interest at the rate of eight percent (8%) per annum from the date of expenditure until the date of collection by the City of the back-up funding, as well as all reasonable attorney's fees incurred by the City as a result of said failure to properly maintain.
4. 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 prior to the issuance of any building permits.
5. Any use that requires more than 4 parking spaces per 1000 gross square feet of floor area shall not be permitted.

City of Geneva Community Development Department

Memorandum

To: Dave Rogers, Chairman and Members of the Plan Commission

From: Dick Untch, Director of Planning
Tom Swierczewski, City Planner

Date: November 8, 2002

Meeting: November 14, 2002 Plan Commission Meeting

Subject: **REQUEST FOR A SPECIAL USE FOR A COMBINED PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT AND PRELIMINARY/FINAL PUD PLAN APPROVAL FOR 223 EAST STATE STREET – MR. MARK YOUNGBERG**

APPLICATION HISTORY

This application was discussed at the September 12, 2002 and October 10, 2002 Plan Commission meetings. A recommendation was made by the Plan Commission at the October 10, 2002 meeting to approve the application and findings of fact subject to certain conditions. After this meeting, it was determined by City staff that the applicant failed to supply the City with an accurate list of property owners within 250 feet of the subject property. As a result of this deficiency required written notice of the public hearing was not sent to all property owners within 250 feet of the subject property. The City Attorney and City staff decided that a new public notice was required and a new Plan Commission public hearing would need to be held to ensure that all interested parties have the opportunity to provide testimony on this proposal.

The applicant has submitted a new list of property owners; a new public notice was published in the Daily Herald. The public notice requirements pertaining to a request for a special use for a combined preliminary/final PUD, and preliminary/final PUD plan approval have been met.

Included in the packet for your review please find a revised site plan that shows a stormwater detention facility on the commercial property. At the October Plan Commission meeting, this site plan was unavailable for distribution and was only provided as a display at the meeting. Additionally, the two residential properties to the north of 223 East State Street have been removed from the special PUD request. They are however, indirectly part of the overall project from an engineering prospective because the applicant is proposing to add additional storm sewer in a new easement along the rear of these properties to provide an outlet for the proposed detention facility.

Separate from the subject request, the applicant also plans to reconfigure the two lots to the north of the subject realty to provide for a minimum 60 foot width for both residential properties. At a later date, the applicant has indicated that he intends to sell these lots to a residential home builder who would then build a home on each of the two lots.

RELIEF FROM THE ZONING ORDINANCE

The PUD provisions of the Zoning Ordinance allow applicant the ability to request relief from the bulk standards of the underlying zoning ordinance. In this case, the proposed site plan provides for parking spaces within the required front setback along Garfield Street. The applicant is requesting relief from the 30 foot setback requirement of the B-3E Zoning District in order to develop a parking lot that has a minimum setback of about 9.5 feet from the front property line. Staff is supportive of this relief because there is no other way to provide the required 29 parking spaces that the development requires.

FINDINGS OF FACT

The applicant has submitted draft findings of fact for the Plan Commission review. Staff has reviewed the draft findings and supports their usage in any recommendation made by the Plan Commission, pending additional public testimony.

STAFF RECOMMENDATION

Based upon the information available prior to the public hearing, staff recommends approval of a Special Use for a combined Preliminary and Final Planned Unit Development, together with the attached draft findings of fact, and preliminary/final PUD plan approval subject to the conditions below:

1. The final engineering plans shall be reviewed and approved by the Engineering Department prior to the City issuing a building permit.
2. A site photometric plan shall be submitted for review and approval by the Community Development Department and the Engineering Department prior to building permit issuance. The photometric plan shall incorporate ornamental lighting that meets the East State Street Corridor Lighting Standard.
3. 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 prior to the issuance of any building permits.
4. Any use that requires more than 4 parking spaces per 1000 gross square feet of floor area shall not be permitted.
5. Trash containers shall be located within the proposed 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. Provide details for the trash enclosure including building materials, height, gates, elevations, etc. 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.
6. Building materials, colors, fixtures, and related details shall be submitted to and approved by the Director of Community Development prior to building permit issuance by the City.
7. Provide a development schedule for review by the Plan Commission and the Community Development Department.

PLANNED UNIT DEVELOPMENT SUBMISSION
223 STATE STREET
GENEVA, ILLINOIS

September 5, 2002

FINDINGS OF FACT

Special Use Standard 1:

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. In addition, the north part of the site is zoned R3 and has been platted for two lots. We propose two single family residences that would be in character with the existing single family district to the north of our site.

Special Use Standard 2:

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. First of all we are continuing the commercial development and use of State Street and secondly, we are adding new single family homes along Garfield.

Special Use Standard 3:

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 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 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.

September 5, 2002

Special Use Standard 6:

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:

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 and other structures and uses comply with all regulations, conditions, and requirements of the City of Geneva and will apply to all Building Codes and structure for this use.

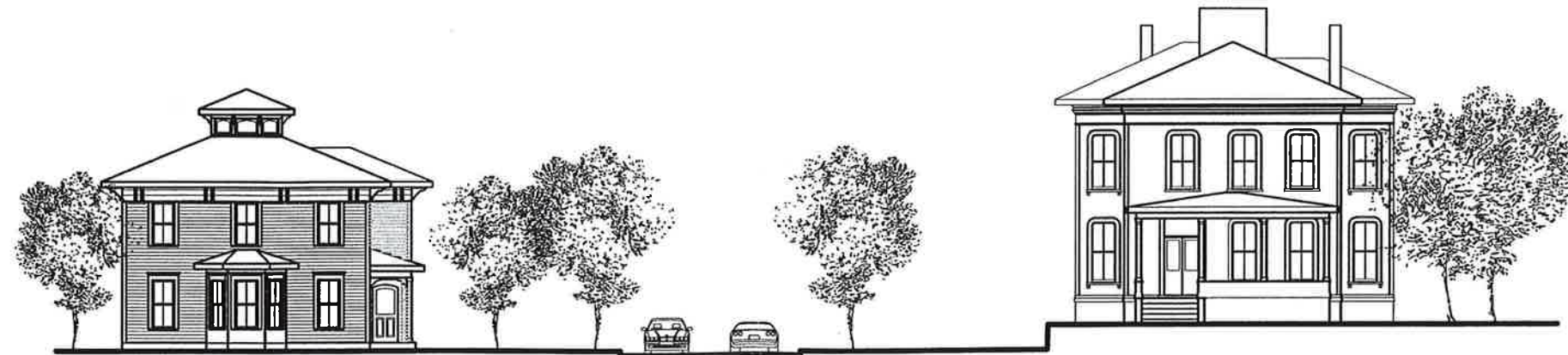
Special Use Standard 9:

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.

RECEIVED

NOV 7 2002

CITY OF GENEVA
COMMUNITY DEVELOPMENT



223 E. STATE STREET DEVELOPMENT

GENEVA, IL.

OWNER:

MARK YOUNGBERG

ARCHITECT:

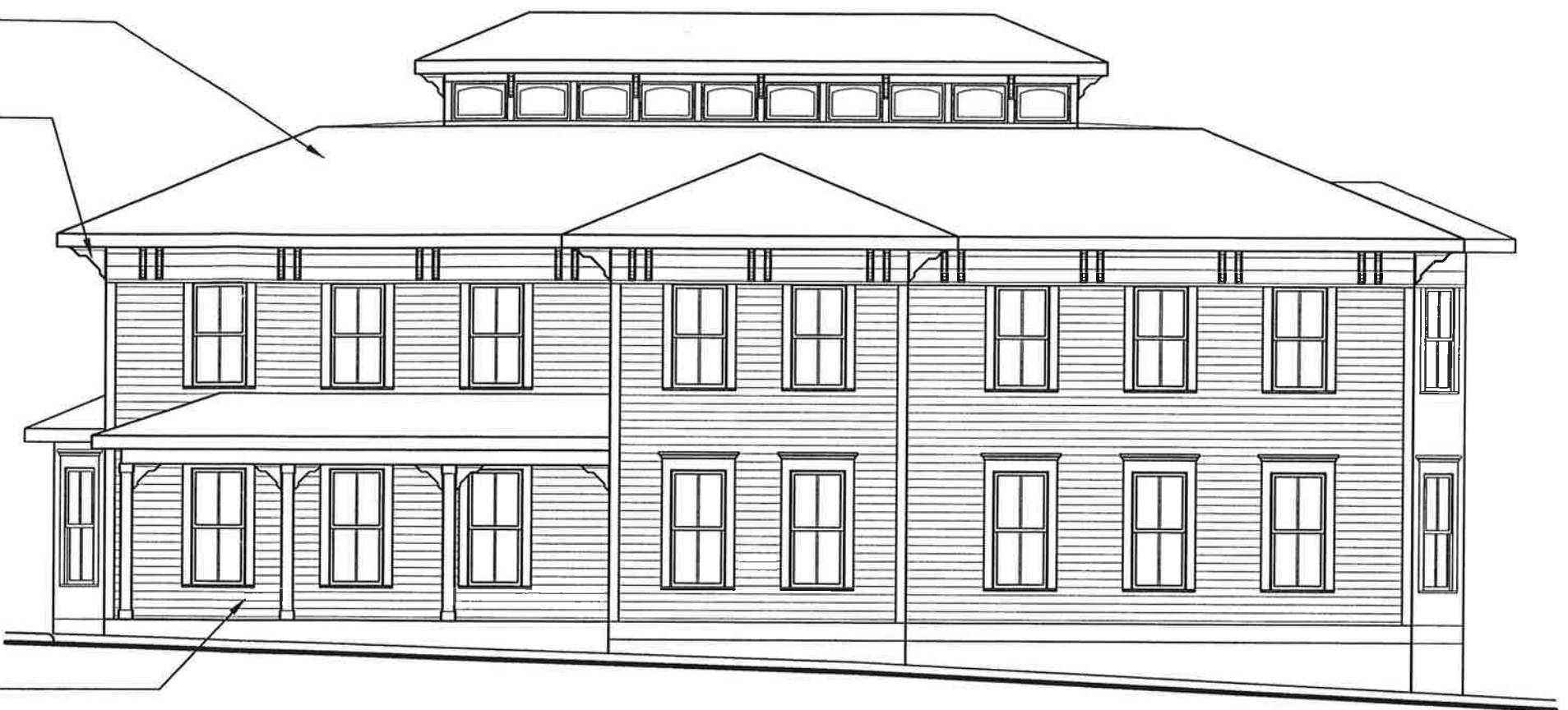
P P K S
ARCHITECTS, LTD

OCTOBER 25, 2002

OCTOBER 25, 2002



SOUTH ELEVATION



EAST ELEVATION

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	GLEDETISIA TRIACANTHOS	SKYLINE HONEYLOCUST
1	ARG	ACER RUORA	RED SUNSET MAPLE
2	FAP	FRAXINUS AMERICANA	AUTUMN PURPLE ASH
3	TSG	TSUGA CANADENSIS	CANADIAN HEMLOCK
5	MSS	MALUS SPRING SNOW	SPRING SNOW CRABAPPLE
4	MSP	MALUS SPECIES	PROFUSION CRAB
11	THO	THUJA OCCIDENTALIS	TECHNEY ARBORVITAE
37	TXN	TAXUS NIGRA	NIGRA YEW YEW
9	VIP	VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM
3	HMV	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL
6	SYP	SYRINGA PALMIRIANA	DWARF KOREAN LILAC
14	RDS	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 ARDRESCENS	ANNABELLE HYDRANGEA
744	EUC	EUONYMUS COLORATUS	WINTERCREEPER
24	PSY	HEMEROCALLIS SPECIES	STELLA DE ORA DAYLILY
19	PFW	HOSTA SEIBOLDIANA	FRANCES WILLIAMS HOSTA

NOTE:

- 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 CALLED AND OURLAPPED 'O & O' UNLESS OTHERWISE SPECIFIED. PLANT MATERIAL TO BE GROWN IN ACCORDANCE TO STANDARDS SET BY THE AMERICAN ASSOCIATION OF NURSERYMEN
- 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 PLUMED UNTIL THE END OF GUARANTEE PERIOD.
- SEE SHEET L-2 FOR ADDITIONAL PLANTING DETAILS.

COUTURE
Landscape Construction

Landscape Architects / Contractors
505 Swift Road Lombard, Illinois 60148
TEL: 630 627-1366 FAX: 630 627-1364

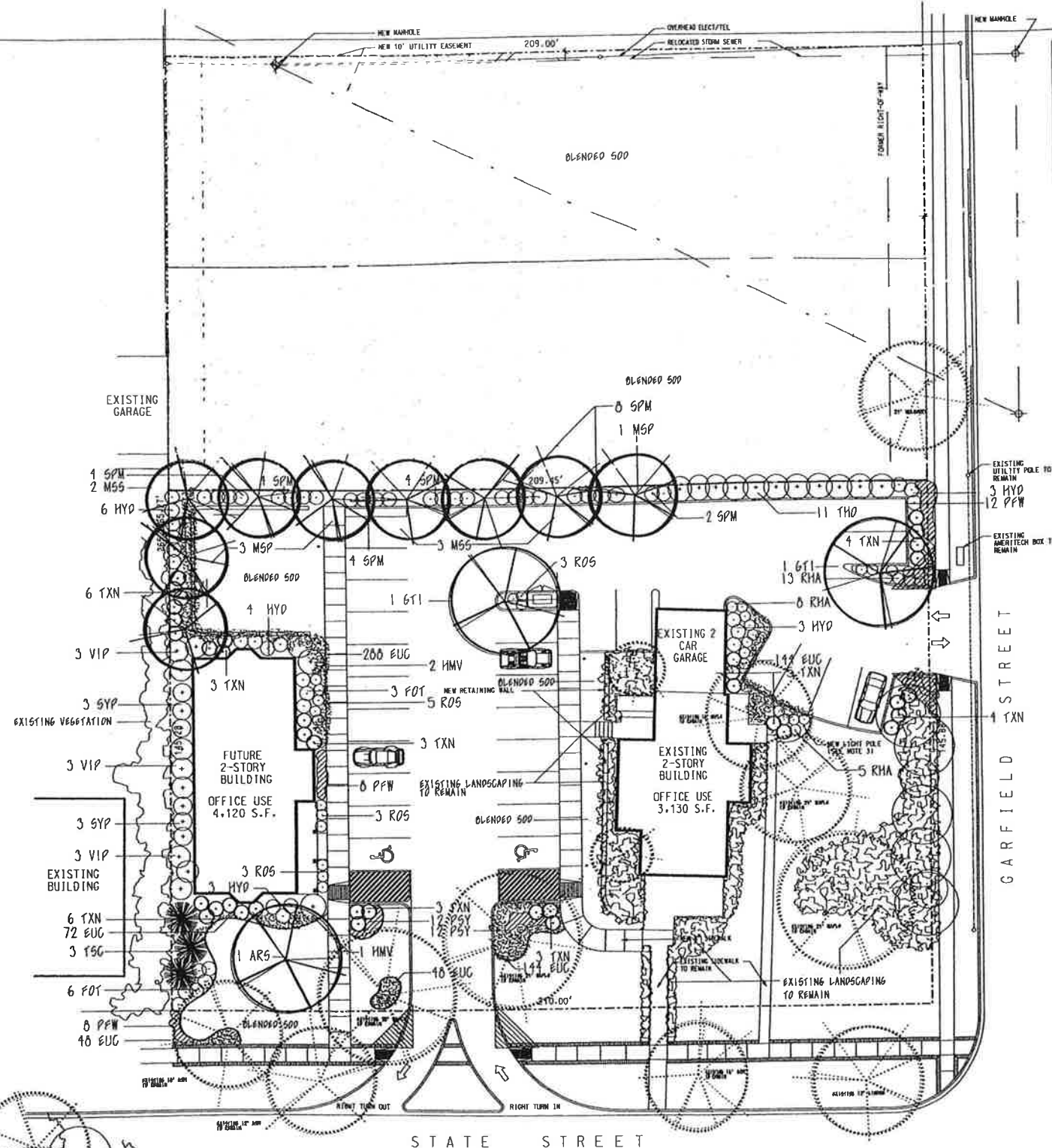
LANDSCAPE PLANS PREPARED BY:

PAUL A. COUTURE, ASLA
IL. LICENSE NUMBER 157-00326

PPKS ARCHITECTS

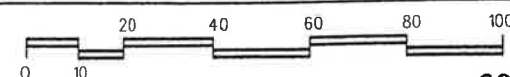
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JULY 26, 2002

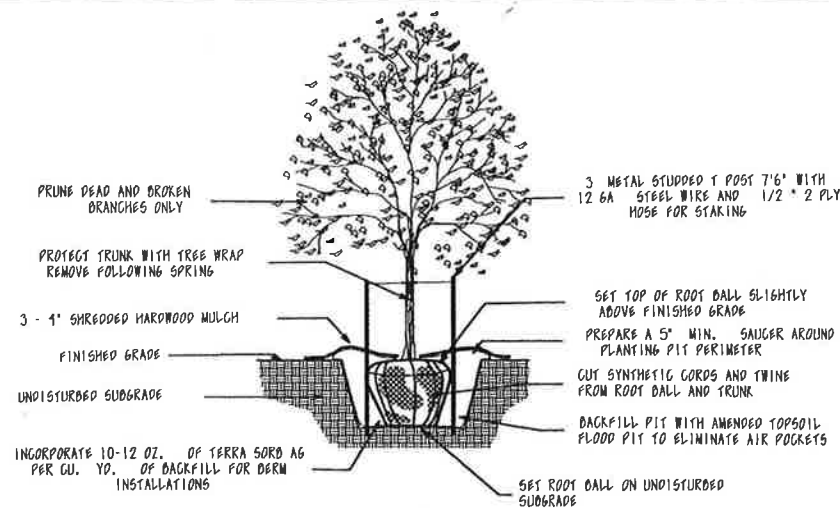


LANDSCAPE PLAN

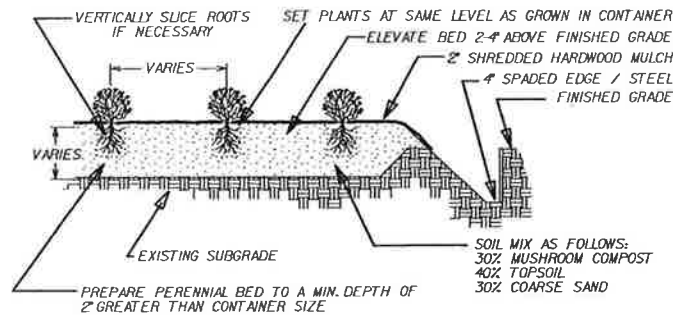
223 E. STATE STREET DEVELOPMENT
GENEVA, ILLINOIS



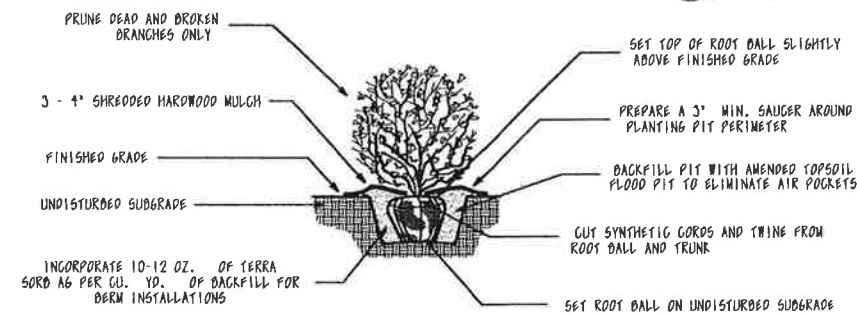
SCALE 1"=20'-0"



TREE PLANTING DETAIL
NOT TO SCALE USE ONLY NORTHERN ILLINOIS GROWN NURSERY STOCK



PERENNIAL PLANTING DETAIL
NOT TO SCALE USE ONLY NORTHERN ILLINOIS GROWN NURSERY STOCK



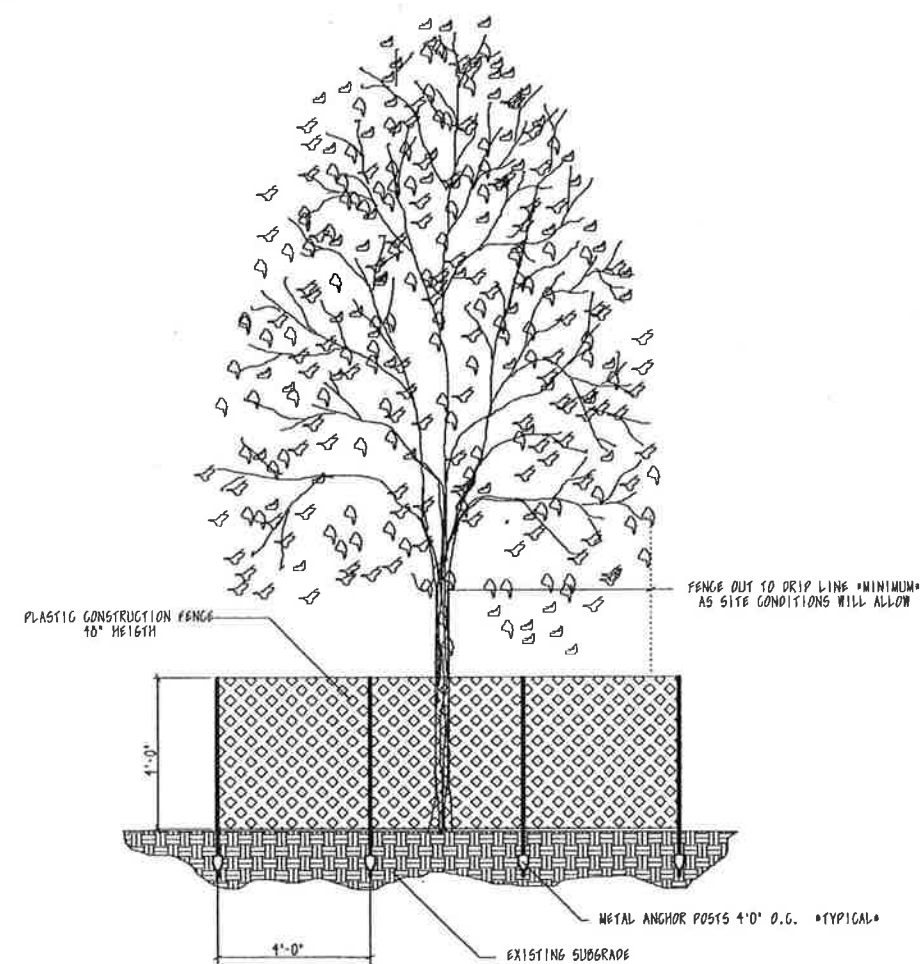
SHRUB PLANTING DETAIL
NOT TO SCALE USE ONLY NORTHERN ILLINOIS GROWN NURSERY STOCK

PLANTING DETAILS

NO SCALE

223 E. STATE STREET DEVELOPMENT
GENEVA, ILLINOIS

SCALE 1"=20'-0"



TREE PROTECTION DETAIL

NO SCALE

NOTE:

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LANDSCAPE PLANS PREPARED BY:

PAUL A. COUTURE, ASLA
IL. LICENSE NUMBER 157-00328

PPKS ARCHITECTS

REVISED 9-4-02 , 10-25-02

JULY 26, 2002

STATE

STREET

DJA CIVIL ENGINEERS & SURVEYORS
 Dave Johnson and Associates, Ltd.
 323 S. Hale Street
 Wheaton, Illinois 60187
 ph. 630 752 8600 fax. 630 752 9556
 e-mail: DJA@DJAonline.net

223 E. STATE STREET DEVELOPMENT

GENEVA, ILLINOIS

SCALE 1"=30'-0"

PPKS ARCHITECTS

NOVEMBER 6, 2002

LEGAL DESCRIPTION

That part of Outlot 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 of Garfield Street with the northerly line of 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 counterclockwise therefrom) 145.27 feet; thence easterly at an angle of 90 degrees 24 minutes 58 seconds (measured counterclockwise therefrom) 209.45 feet to a point on the easterly line of Garfield Street, said point being 145.88 feet northerly of the intersection of 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.



SCALE: 1 IN.=30 FT.

BENCHMARK:

CUT CROSS AT THE SOUTHEAST RIM OF
 BELL TELL. MANHOLE AT THE SOUTHWEST
 CORNER OF STATE ST. AND SANDHALM RD.

ELEVATION: 748.04



Warren D. Johnson, P.E.
 IL. P.E. NO. 40472
 Expires November 30, 2003