

NARRATIVE

Alice Marine (“Applicant”) is the beneficiary of a land trust owning the property at 33W929 E. State Street in Geneva, Illinois (the “Property”). The Property is currently located in unincorporated Kane County and is surrounded on all sides by the City of Geneva. Applicant is seeking to annex the Property into the City of Geneva in order to allow for connection to the City of Geneva water services. Currently on the Property is a single family residence as well as a tree farm and tree sales business. Applicant shall continue using the Property for these uses upon annexation into the City of Geneva.

Upon annexation, in accordance with the City of Geneva Municipal Code Sec. 11-3-1(E) the Property will be zoned RR Rural Single Family Residential, but in order to be consistent with the surrounding zoning classifications and to allow for the existing uses to continue operating on site without interruption Applicants are requesting a rezoning from RR to B4 Business District. The existing uses will be considered legal nonconforming uses in accordance with Chapter 13 of the Geneva Zoning Code.

Applicant asserts that the Application for Zoning Map Amendment from RR to B4 meets all standards for Zoning Map Amendments:

1. Existing uses of property within the general area of the property in question:

- As described above, Applicant uses the Property for a single family residence as well as a tree farm and tree sales business. However, uses surrounding the Property include an array of commercial and industrial uses including Miner Enterprises, directly to the west, with a McDonald’s Restaurant and gas station and strip center shopping area just to the west of that. To the north of the Property is Geneva Executive Office Park, BMO Harris Bank, another strip center shopping area as well as a gas station. To the east of the Property, there is a large strip of vacant land that is for sale for commercial purposes. The proposed uses on the Property shall continue to be existing non-conforming uses. However, any future development of the Property shall be for purposes that align with the B4 zoning classification and the other uses in the surrounding area.

2. The zoning classification of property within the general area of the property in question:

- The Property is a “donut,” surrounded on all sides by the City of Geneva. There are multiple zoning classifications surrounding the Property including other B4, B1, GO, I1, and GO. Applicant believes that B4 is the most appropriate zoning classification for the Property.

3. The suitability of the property in question to the uses permitted under the existing zoning classification as well as the proposed zoning classification:

- As described above, Applicant uses the Property for a single family residence as well as a tree farm and tree sales business, and has used the Property for these uses for many years. However, uses surrounding the Property include an array of commercial and industrial uses. At this time, Applicant is not proposing any new development on the Property and only seeks to continue the existing uses on the Property. However, in order to be consistent with the surrounding area, Applicant is proposing the B4 zoning classification so that the zoning for the Property is compatible with the surrounding area and any future development of the site will also be compatible with the surrounding area.

4. The current comprehensive plan for the City of Geneva:

- The proposed zoning classification of B4 for the Property is consistent with the comprehensive plan for the City of Geneva.