

August 30, 2021

City of Geneva
22 S. First St,
Geneva, Illinois 60134
(630) 232-7494

Subject: Project Variances – Valley Animal Hospital, 810 E State St., Geneva, IL 60134
P.I.N.: 12-02-451-039

This project proposes changes to the Valley Animal Hospital PUD. The project is located at 810 E State Street in the City of Geneva. The property is zoned as B4 - Business. The surrounding properties on the north, east, and west are zoned as B4. The properties to the south and southeast are zoned as R7 – Residential. The existing PUD has a veterinary hospital, which is a special use as well as a single-family home on the same property. This project proposed to demolish the existing single-family home and expand the parking lot.

This project request variances from the following ordinances:

11-65-4:B.: The B4 zoning ordinance requires a 20 feet transitional parking setback. This project is proposing a 5' parking setback to R-7 lot to the south.

Sincerely,

Kevin Faje, E.I.T.

WARRENVILLE

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CHICAGO

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