

August 30, 2021

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

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

The project site is located 810 E State Street in the City of Geneva. The property is bounded by E State Street on the North, Simpson Street on the east, and by a commercial property on the west and a residential property on the south. The property has a total area of 0.82 acres. 0.27 acres will be disturbed as part of the proposed development.

The owner for the subject property is intending on demolishing an existing 1,972 sq. ft. single-family home and expanding the existing parking lot. The existing access drive along Simpson Street is also proposed to be demolished and a new one is proposed further from the intersection with State St. The project also involves other associated improvements including, utility disconnects, grading, erosion and sediment control, landscaping, lighting, storm sewer, and a BMP.

The existing impervious area on site is 18,122 sq. ft. The project proposes 24,440 sq. ft. of impervious area. The net new impervious area of this redevelopment is 6,318 sq. ft. Since the net new impervious area is greater than 5,000 sq. ft. BMPs will be provided to meet the requirements of the Kane County Stormwater Ordinance. One inch of storage is proposed over the net new impervious area. 704 cu. ft. of storage is required to meet the BMP requirements. There is also a 1,330 cu. ft. existing surface storage area on-site. This surface storage is proposed to be removed and its volume added to the proposed drywell. The proposed drywell is 1.5' deep with a 3,800 sq. ft. footprint. The total proposed drywell volume is 2,052 cu. ft.

Sincerely,

Kevin Faje, E.I.T.

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