

**STANDARDS FOR ZONING MAP AMENDMENTS**  
**City of Geneva**

Standards for Zoning Map Amendments: The applicant must provide a statement with the application and present evidence at the public hearing addressing each of the following matters:

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

**Within the area in question there is a mix of uses. To the West there is residential development. To the North, South and East there is farming, light industry, office research, light manufacturing and public land.**

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

**Adjacent to the subject property there is the following:**

**North: Manufacturing and Public Lands**

**South: Farming**

**East: Farming and Light Industry**

**West: Residential**

**Within the general area, the City of Geneva has begun development of Business and Light Industry Districts. These are especially prevalent to the South and East of the Subject Property. To the North, the City of St. Charles has developed nearly the entire area as a large Manufacturing District. Development in the area shows that both municipalities have used Kirk Road as a “manmade” line of demarcation for dividing residential zoning/uses (to the west of Kirk Road) and manufacturing/industrial zoning/uses (to the east of Kirk Road).**

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

**The present development in the area, as set forth above, shows growth, development and a clear trend towards business, manufacturing and industrial uses. This is further supported by the PUD that are present; namely, Industrial Hard Chrome, Geneva Business Park, Continental Envelope, E. State St. Retail Center, East Gateway Development and the Kirk Road Business Center. This further supports the applicants belief that the subject property will naturally fit and should proceed in this area as a light industrial and business development.**

4. The current comprehensive plan for the City of Geneva

**The comprehensive plan supports the applicant, showing the area as part of the City’s Commercial and Industrial Development Area (*See Geneva Comprehensive Plan, pg. 4.8*).**