

## NARRATIVE ATTACHED TO APPLICATION FOR PROJECT REVIEW

Applicant: HIP VI Enterprises, LLC  
Project: Geneva Farm Commerce Center

The Applicant has entered into a contract to purchase from the Raymond L. Weber Trust dated September 18, 1999 (the “**Owner**”) an approximate 75.75 acre parcel of land known as the “Weber Farm” situated at the northwest corner of Geneva Drive and Kautz Road, in unincorporated Kane County, Illinois (the “**Subject Realty**”).

If the Entitlements (herein described) are first obtained from the City of Geneva (“**City**”), the Applicant proposes to purchase the Subject Realty and develop same with one or more industrial buildings, including outdoor storage, and outdoor truck parking.

The Developer believes that, in order to (i) best promote the efficient and harmonious development of the Subject Realty as an integrated “research and industrial park”, (ii) permit the construction of industrial buildings with integrated design and a coordinated physical plan, and (iii) create a campus-like setting for employment and manufacturing, the Subject Realty should be entitled by the City as a planned unit development pursuant to Section 11-9-1 et. seq. of the City Code.

Applicant is seeking approval of four (4) alternative site plans with between one (1) and four (4) industrial buildings are more fully depicted in the attached plans. The specific site plan chosen will depend on market conditions and securing a user after approval of the Entitlements.

The entitlements sought by the Applicant from the City are as follows (collectively, the “**Entitlements**”):

- (i) Approve the immediate annexation of the Subject Realty, pursuant to the terms of an Annexation Agreement acceptable to the Applicant and the City;
- (ii) Zone the Subject Realty as I-1 Light Industrial with a special use for planned unit development
- (iii) Subdivide the Subject Realty;
- (iv) Grant site plan review and approval for the Subject Realty for the four (4) alternative site plans.

The Developer’s requests meet the City’s standards for such requested entitlements as follows:

### STANDARDS FOR SPECIAL USES

1. The proposed use at the specified location is consistent with the City’s Land Use Plan – Future (April, 2003), which shows the Subject Realty as Light Industrial / Office Research.

2. The proposed buildings and uses (being industrial in nature) will not diminish the value of adjacent and nearby Properties, because development to the north and south involve industrial development, and development to the east involves a municipal airport. The land to the immediate west is still in farming but is shown in the City's Land Use Plan – Future (April, 2003) as Light Industrial / Office Research.
3. The proposed uses 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 uses, because Kautz Road and other nearby thoroughfares are designed for truck traffic.
4. The proposed uses have been designed to provide for adequate ingress and egress to minimize potential vehicle conflicts and congestion in public streets.
5. The proposed buildings and uses will not adversely affect or change the character of the area in which it is located, because other industrial uses and airport use exist in the surrounding area.
6. The proposed uses 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.
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.
8. The proposed buildings, other structures, and uses comply with any and all regulations, conditions or requirements of the City applicable to such building, structure or uses (subject only to such departures as have been granted as part of the planned unit development).
9. Applicant has attached hereto representative architectural renderings (or photos of representative industrial buildings) of the industrial building(s) it proposes to construct on the Subject Realty (collectively, the "Elevations"). While there is no guaranty that the structure(s) on the Subject Realty will be exactly as shown in the Elevations, such Elevations do reflect the typical character of any building that the Applicant will construct. These Elevations are not at material variance with either the exterior architectural 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 so as to cause a substantial depreciation in property values in the neighborhood.

## **STANDARDS FOR SITE PLANS**

- A. The application complies with the provisions of this title and other ordinances of the City and of any other applicable laws.

B. The PUD plan is in reasonable conformity with the Comprehensive Plan.

C. Reasonable provision has been or will be made to ensure that development will be served by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers or septic and schools. Note that, because the Subject Realty will each be developed entirely for commercial/industrial purposes, there will be no residential occupancy which will place any demand on schools.

D. Each building or structure shall be reasonably accessible to fire, police, emergency and service vehicles. When deemed necessary for access, emergency vehicle easements will be provided. The access for fire, police and emergency vehicles will be unobstructed at all times.

E. Adequate provision has been or will be made to ensure the compatibility of the proposed development, including mass, scale, site layout and site design with the character of the surrounding property and the neighborhood, including:

1. Relationships Of Buildings To Sites:

- a. The site has been planned to achieve a desirable transition to the street, provide for adequate planting, safe pedestrian movement, and off-street parking areas.
- b. Parking areas are adequately screened;
- c. The height and scale of each building is / will be compatible with its site.

2. Building Design:

- a. The proposed industrial buildings are in scale and harmonious with adjoining buildings.
- b. The materials that will be used to construct the proposed structures (primarily painted pre-cast concrete and glass) are in harmony with other nearby industrial buildings.
- c. The aforesaid materials are of durable quality.
- d. Exterior lighting (as shown in the Elevations) will be part of the architectural concept, and the fixtures, standards and exposed accessories are / will be harmonious with the building design.

3. Signs:

- a. Every proposed sign is designed as an integral architectural element of the building and site to which it principally relates.
- b. The colors, material and illumination of every sign are compatible and harmonious with the building and site to which it principally relates.
- c. Each sign is compatible with signs on adjoining premises and shall not compete for attention.

F. Open space (being only the areas of the detention ponds as shown on the PUD site plan) are functional and appropriate to the development proposed.

G. Existing streets (Kautz Road and Geneva Drive), and any sidewalks existing thereon, provide, insofar as reasonably practicable, access and good traffic circulation to and from adjacent lands, existing streets and sidewalks.

H. The PUD Plan reflects that adequate access roads or entrance or exit drives will be provided and have been designed so as to prevent traffic hazards or problems and to minimize traffic congestion in public streets.

I. The PUD Plan reflects that adequate provision has been made to ensure that the vehicular circulation elements of the proposed development will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.

J. The engineering plans for the proposed development show that adequate water mains and fire hydrants are being provided in accessible places in accordance with good firefighting and fire prevention practice.

K. The engineering plans for the proposed development show that adequate provision has been or will be made for the collection and disposition of all on- and off-site stormwater and natural water, including, but not limited to, on-site drainage retention facilities.

L. The engineering plans for the proposed development show that adequate provision has been or will be made for the collection and disposition of sanitary sewage.

M. The engineering plans for the proposed development show that adequate provision has been made to avoid an increase in hazard to adjacent property from flood, increased runoff or water damage.

N. The proposed development will not result in the obstruction of natural watercourses.

O. The engineering plans for the proposed development show that provision has been made to control the slippage, shifting, erosion, accretion and subsidence of soil.

P. Adequate provision has been or will be made to control the slipping and shifting of buildings and structures.

Q. To the knowledge of the Applicant, the Subject Realty is not contaminated by a toxic substance or otherwise contains environmental hazards which are detrimental to the public health, safety and welfare, and, as such, there is no need to provide for any environmental clean-up of any existing conditions.

R. As shown by the Applicant's photometric plan for Subject Realty, adequate provision has been made to avoid glare of vehicular and stationary lights that would affect the established character of the neighborhood, and to the extent such lights will be visible across from any property line, the performance standards for illumination have been met.

S. As shown by the Applicant's PUD Plan, Adequate provision has been made to ensure that the location, lighting and type of signs and the relationship of signs to traffic control is appropriate for the site and will not have an adverse effect on any adjacent properties.

T. Adequate provision has been made to minimize the impact on existing or developing wetlands.

U. The requirements of Chapter 10 of the Zoning Ordinance have been met (except to the extent that departures have been granted by the City pursuant to the Annexation Agreement..

### **STANDARDS FOR ZONING MAP AMENDMENTS**

1. Existing uses of property within the general area of the Subject Realty is consistent with the proposed industrial development.
2. The zoning classification of property within the general area of the property in question is consistent with the requested zoning for the Subject Realty.
3. The Subject Realty is currently zoned F-District Farming under the ordinances of the County of Kane. Farming is not the highest and best use for said the Subject Realty. Instead, industrial development is the highest and best use.
4. The City's Land Use Plan – Future (April, 2003) reflects that the Subject Realty is designated as Light Industrial / Office Research, which is consistent with the development plans of the Applicant.