



# ISAAC'S

UPHOLSTERY & FURNITURE SOLUTIONS

October 24, 2022

City of Geneva  
22 S. First Street  
Geneva, Illinois 60134

Re: Request for Variance  
830 East State Street, Geneva, Illinois 60134 (the "Property")

Dear City of Geneva:

Flourish Enterprises LLC, an Illinois limited liability company, doing business as Isaac's Upholstery and Furniture (hereinafter "Isaac's"), has been a business operating in the City of Geneva for over 23 years. In connection with the redevelopment of the Property, Isaac's is making substantial improvements and betterments to the Property, which improvements will further beautify the Property. However, in order to complete these improvements, a few minor variations from the City's Code are necessary for the project to proceed. Specifically, Isaac's requests the following:

1. Reduce the side setback parking from 5.0 feet to .5 feet

This request is necessary to ensure adequate maneuvering for vehicles within the parking lot and for the general safety and well being of Isaac's employees and customers. It is further required for future emergency and secondary access along the east side of the building. The parking lot, as improved, will be similar to existing conditions and similarly situated properties in the area, and are further necessitated by road-way dedications for Route 38 improvements.

2. Reduce the street setback for parking along Simpson Street from 20 feet to 1.4 feet

The request is necessary to provide adequate parking within the south lot due to the loss of spaces west of the building relative to Route 38 improvements. The setback will be similar to existing conditions of similar properties in the area of the new south lot.

3. Provide relief from the parking lot lighting standards of the East State Street Design Guidelines

This request is necessary because the Guidelines light standards are no longer able to be obtained. The locations of the proposed parking lot lights are not visible from State Street, will not adversely affect neighboring properties, and will not interfere with the character of lights in the area.

The application of variances requested above are in application in harmony with the general purpose and intent of the City, in accordance with general or specific rules of the City and represent situations where there are practical difficulties or particular hardship in the way of carrying out the strict letter of the City's Zoning Code relating to the use, construction or alteration of buildings or structures or the use of Property as detailed in the site improvement plans submitted by Isaac's.

Sincerely,

A handwritten signature in black ink, appearing to read 'Yvette Cortes', with a large circular flourish at the end.

Flourish Enterprises LLC

By Yvette Cortes