SITE PLAN FOR THE ROOSEVELT

NORTH

APPLICANT INFORMATION
EMERALD RE HOLDINGS, LLC
1051 FRONTENAC ROAD
NAPERVILLE, ILLINOIS 60563

CONTACT: JOSH VOLT
PHONE: (630) 253-0175
EMAIL: JSVOLT@GMAIL.COM

OWNER INFORMATION
GENEVA HEIGHTS, LLC
405 ILLINOIS AVENUE, #2A
ST. CHARLES, ILLINOIS 60174

CONTACT: BOB RASMUSSEN
PHONE: (630) 774-9101
EMAIL: BOB@MIDWESTERNCUSTOMHOMES.COM

ADDRESSES: 122 AND 130 E STATE STREET
P.I.N. 12-02-354-004
12-02-354-005

SITE LOCATION MAP
1" = 1,000'

SITE PLAN NOTES:

1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, EDGE OF SIDEWALK OR PROPERTY LINE.
2. FOR PROPOSED BUILDING DIMENSIONS SEE ARCHITECTURAL PLANS.
3. PUBLIC HANDICAP RAMP DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IDOT STANDARD 424001.
4. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND SHALL BE AS FOLLOWS:
   - (A) PARKING SPACES – 4" SOLID YELLOW
   - (B) STOP LINE – 24" SOLID WHITE
   - (C) PAINTED ISLANDS – 4" SOLID EDGE WITH 4" SOLID DIAGONALS (5' C-C) AT 45°

SITE DATA

GROSS BOUNDARY AREA = 37,831 SQUARE FEET (0.868 ACRES)

CURRENT ZONING = D-MHR (MIXED HIGH DENSITY RESIDENTIAL DISTRICT)

PROPOSED ZONING = D-CM (COMMERCIAL MIXED-USE DISTRICT)

PROPOSED SETBACKS:

MAXIMUM STREET SETBACK (WITHOUT OPEN SPACE)	= 0 FEET
MAXIMUM STREET SETBACK (WITH OPEN SPACE)	= 0 TO 15 FEET
MAXIMUM INTERIOR SIDE SETBACK	= 0 TO 8 FEET
MINIMUM REAR SETBACK	= 0 FEET
MINIMUM REAR SETBACK (ABUTS A RESIDENTUAL USE)	= 15 FEET

NUMBER OF BUILDINGS = ONE THREE-STORY BUILDING

1ST FLOOR: COMMERCIAL	= 8,680 SQUARE FEET
2ND FLOOR: RESIDENTIAL	= 8,680 SQUARE FEET
3RD FLOOR: RESIDENTIAL	= 8,680 SQUARE FEET
TOTAL	= 26,040 SQUARE FEET

NUMBER OF RESIDENTIAL DWELLING UNITS = 14 UNITS

RESIDENTIAL DWELLING UNITS PER ACRE = 14 UNITS/0.868 ACRES = 16.13 DU/AC

FLOOR AREA RATIO (FAR) = 26,040 SF/37,831 SF = 0.69

LOT COVERAGE:

BUILDING	= 8,680 SQUARE FEET
PAVEMENT, SIDEWALKS, TRASH ENCLOSURE, RETAINING WALL	= 18,257 SQUARE FEET
TOTAL	= 26,937 SQUARE FEET

LOT COVERAGE RATIO = 26,937 SF/37,831 SF = 0.71

PARKING REQUIRED:

COMMERCIAL	= 12 SPACES
RESIDENTIAL	
– (6) ONE BEDROOM UNITS X 1 SPACE/UNIT	= 6 SPACES
– (8) TWO BEDROOM UNITS X 1.5 SPACES/UNIT	= 12 SPACES
– TOTAL RESIDENTIAL	= 18 SPACES
– TOTAL REQUIRED	= 30 SPACES
PARKING PROVIDED	= 42 SPACES (2 HC, AND 40 9-FOOT)

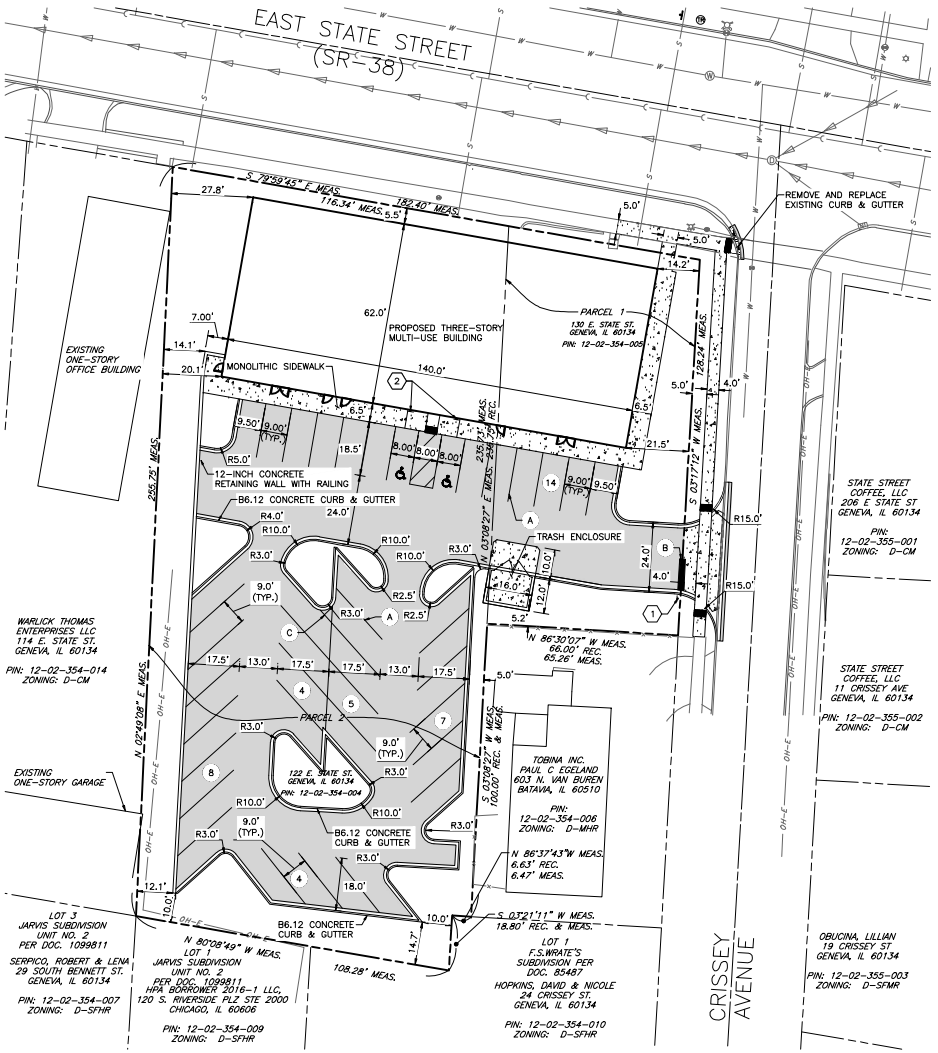
LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN F. S. WRATE'S SUBDIVISION; THENCE WEST 65.56 FEET ALONG THE NORTH LINE OF SAID LOT; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF BATAVIA STREET 100 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTHERLY 132.5 FEET PARALLEL WITH THE WESTERLY LINE OF BATAVIA STREET TO THE SOUTHERLY LINE OF STATE STREET; THENCE EASTERLY 66 FEET ALONG SAID SOUTHERLY LINE TO THE WESTERLY LINE OF BATAVIA STREET; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO A POINT IN A LINE DRAWN EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1 OF F. S. WRATE'S SUBDIVISION FROM THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING; IN THE CITY OF GENEVA, KANE COUNTY, ILLINOIS.

PARCEL 2:
THE EASTERLY HALF (MEASURED ALONG THE NORTH LINE) OF THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 9 OF THE 1880 ASSESSOR'S PLAT FOR SAID QUARTER SECTION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 9 AND SAID LINE EXTENDED 255.56 FEET TO THE NORTH LINE OF F.S. WRATES SUBDIVISION; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE 227.60 FEET TO AN ANGLE THEREIN: THENCE NORTHEASTERLY ALONG SAID LINE FORMING AN ANGLE OF 83 DEGREES 30 MINUTES WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 18.80 FEET TO AN ANGLE THEREIN; THENCE EASTERLY ALONG SAID NORTH LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE 6.63 FEET TO A POINT THAT IS 65.56 FEET WESTERLY OF THE WEST LINE OF CRISSEY AVENUE (FORMERLY KNOWN AS BATAVIA STREET); THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 06 MINUTES 06 SECONDS WITH THE PROLONGATION OF THE LAST DESCRIBED LINE (MEASURED COUNTERCLOCKWISE THEREFROM) 235.75 FEET TO A POINT ON THE SOUTH LINE OF STATE STREET THAT IS 66.0 FEET WESTERLY OF THE SAID WEST LINE OF CRISSEY AVENUE; THENCE WESTERLY ALONG THE SOUTH LINE OF STATE STREET FORMING AN ANGLE OF 96 DEGREES 36 MINUTES 47 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 236.06 FEET TO THE POINT OF BEGINNING (EXCEPT THE WESTERLY 3.33 FEET CONVEYED TO H.L. NAYLOR BY WARRANTY DEED DATED SEPTEMBER 26, 1927, RECORDED SEPTEMBER 27, 1927 AS DOCUMENT 297919) IN THE CITY OF GENEVA, KANE COUNTY, ILLINOIS

REFERENCE

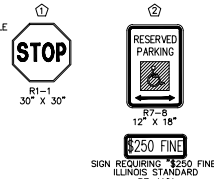
1. EXISTING TOPOGRAPHY TAKEN FROM FIELD SURVEY COMPLETED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATE OF SURVEY 05/24/2023.

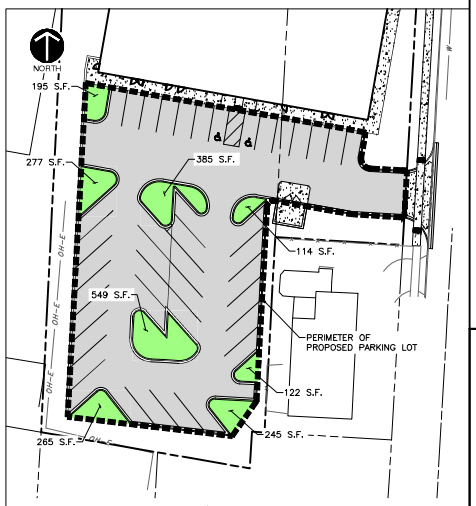


LEGEND

- EXISTING STORM MANHOLE
- EXISTING CURB INLET
- EXISTING SANITARY MANHOLE
- EXISTING WATER VAULT
- EXISTING FIRE HYDRANT
- EXISTING VALVE BOX
- EXISTING UNKNOWN UTILITY MANHOLE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING ELECTRIC PULL BOX
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TRAFFIC MANHOLE
- EXISTING AIR CONDITIONER UNIT
- EXISTING CHISELED MARK
- EXISTING SIGN
- EXISTING PROPERTY BOUNDARY
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING SANITARY SERVICE
- EXISTING WATER MAIN
- EXISTING WATER SERVICE
- EXISTING OVERHEAD WIRES
- EXISTING CURB AND GUTTER
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING WOODEN FENCE
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT

SIGN LEGEND





PROPOSED PARKING LOT/INTERIOR LANDSCAPE AREA EXHIBIT

PROPOSED PARKING LOT AREA = 18,610 S.F.
10% OF PROPOSED PARKING AREA = 1,861 S.F.
SUM OF INTERIOR LANDSCAPE AREA = 2,152 S.F.

SCALE IN FEET
0 30 60

REVISION RECORD

NO.	DATE	DESCRIPTION
1	10/6/23	PER VILLAGE REVIEW

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 - 877-963-6026
www.cecinc.com

EMERALD RE HOLDINGS, LLC
THE ROOSEVELT
122 AND 130 EAST STATE STREET
GENEVA, ILLINOIS 60134

SITE PLAN

DATE:	6/14/23
DWG SCALE:	1" = 20'
PROJECT NO:	
APPROVED BY:	*HAND SIGNATURE ON FILE
DRAWN BY:	MEG
CHECKED BY:	JGC
	332-028
	*JGC

DRAWING NO.: CV01

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